

# **INITIAL SITE ASSESSMENT**

---

## **ROUTE 74 FROM VIA CORDOVA TO ANTONIO PARKWAY, ORANGE COUNTY, CALIFORNIA CONTRACT NUMBER 43A0012 TASK ORDER NUMBER 12-086900-QW**



**GEOCON**

**GEOTECHNICAL  
&  
ENVIRONMENTAL  
CONSULTANTS**

**Prepared for**

**CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 12  
ENVIRONMENTAL PLANNING DIVISION  
IRVINE, CALIFORNIA**

**Prepared by**

**GEOCON ENVIRONMENTAL CONSULTANTS, INC.  
6970 FLANDERS DRIVE  
SAN DIEGO, CA 92121-2974  
Tel. 858.558.6100  
Fax. 858.558.8437  
Email: [environmental@geoconinc.com](mailto:environmental@geoconinc.com)**

**MAY 2000**

# Memorandum

**To: Smita Deshpande, Chief**  
**Senior Environmental Planner**

**Date: March 4, 2007**  
**File No.: 12-ORA-74**  
**KP: 1.7/4.8 (PM 1.0/30)**  
**EA: 086900**

**From: Reza Aurausteh, Chief**  
**ENVIRONMENTAL ENGINEERING BRANCH**

**Subject: Review of ISA Checklist (Initial Site Assessment Checklist) for SR-74 prepared by Department of Transportation, dated 4/17/03.**

Dear Smita:

We have reviewed the above document and its findings are still valid.

If you have any questions please contact myself at (949) 724 2738 or Mr. David Yaghoubi of my staff at (949) 756 7828.

**Sincerely**



Reza Aurasteh, Ph.D., P.E., Chief  
**Branch Chief, Environmental Engineering**

**C: Ahmed Abou- Abdou, Project Manager**  
**Le-Ha Tran, Design Branch A**  
**Alison Army: Environmental Planning**  
**David Yaghoubi, Environmental Engineering**



## Initial Site Assessment (ISA) Checklist

### Project Information

District 12, County ORA, Route 74, Kilometer Post (Post Mile) 1.0/2.9 EA 086900

Description: Proposed project widening of Route 74 from Calle Entradero to 0.48 km east of La Pata Avenue.

Is the project on the HW Study Minimal-Risk Projects List (HW1)? No

Project Manager: Marta Halabi phone # 949(724-2739)

Project Engineer: Marta Halabi phone # 949(724-2739)

### Project Screening

Attach the project location map to this checklist to show location of all known and/or potential HW sites identified.

1. Project Features: New R/W? No      Excavation? Yes      Railroad Involvement? No  
Structure demolition/modification? No      Subsurface utility relocation? Maybe
2. Project Setting: City of San Juan Capistrano, Route 74 from Calle Entradero to 0.43 km east of La Pata Avenue.  
Rural or Urban Urban  
Current land uses Route 74  
Adjacent land uses Residential, agricultural  
(industrial, light industry, commercial, agricultural, residential, etc.)
3. Check federal, State, and local environmental and health regulatory agency records as necessary, to see if any known hazardous waste site is in or near the project area. If a known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.
4. Conduct Field Inspection. Date 4/17/03 Use the attached map to locate potential or known HW sites.

#### STORAGE STRUCTURES / PIPELINES:

Underground tanks	<u>No</u>	Surface tanks	<u>No</u>
Sumps	<u>No</u>	Ponds	<u>No</u>
Drums	<u>No</u>	Basins	<u>No</u>
Transformers	<u>No</u>	Landfill	<u>No</u>
Other	<u></u>		

# Initial Site Assessment (ISA) Checklist

(continued)

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining \_\_\_\_\_ No \_\_\_\_\_ Oil sheen \_\_\_\_\_ No \_\_\_\_\_

Odors \_\_\_\_\_ No \_\_\_\_\_ Vegetation damage \_\_\_\_\_ No \_\_\_\_\_

Other \_\_\_\_\_

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings \_\_\_\_\_ Spray-on fireproofing \_\_\_\_\_

Pipe wrap \_\_\_\_\_ Friable tile \_\_\_\_\_

Acoustical plaster \_\_\_\_\_ Serpentine \_\_\_\_\_

Paint \_\_\_\_\_ Other \_\_\_\_\_

5. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites.

6. Other comments and/or observations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ISA Determination

Does the project have potential hazardous waste involvement? No, If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Investigation? No, If "YES," explain; then give an estimate of additional time required: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

**ISA Conducted by: Marta Halabi      Date 4/17/03**



Task Order No. 12-086900-QW  
Project No. 08900-06-69  
May 12, 2000

Ms. Marta Halabi  
California Department of Transportation  
District 12  
Environmental Planning Division  
3347 Michelson Drive, Suite 100  
Irvine, California 92612

Subject: INITIAL SITE ASSESSMENT  
ROUTE 74 FROM VIA CORDOVA TO ANTONIO PARKWAY  
ORANGE COUNTY, CALIFORNIA  
CONTRACT NUMBER 43A0012  
TASK ORDER NUMBER 12-086900-QW

Dear Ms. Halabi:

In accordance with California Department of Transportation (Caltrans) Contract No. 43A0012 and Task Order No. 12-086900-QW, Geocon Environmental Consultants, Inc. (Geocon) has conducted an Initial Site Assessment (ISA) of the properties located along Route 74, between Via Cordova and Antonio Parkway, in Orange County, California.

The accompanying report presents the details of the ISA and summarizes the findings relative to the potential existing presence, as of the dates of the latest site visit/records review, of hazardous and potential hazardous materials/wastes within and next to the existing and proposed right-of-way. If there are any questions concerning the contents of the report, or if Geocon may be of further service, please contact the undersigned at your convenience.

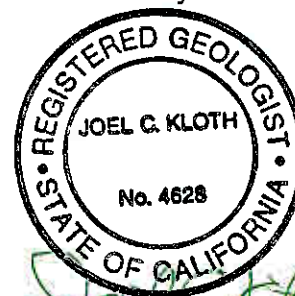
Sincerely,

GEOCON ENVIRONMENTAL CONSULTANTS, INC.

  
Robert C. Owoc  
Senior Staff Geologist

RCO:JCK:sc

(5) Addressee



Joel C. Kloth, RG 4628  
Senior Project Geologist

## TABLE OF CONTENTS

INITIAL SITE ASSESSMENT	Page
I. EXECUTIVE SUMMARY .....	i
1. INTRODUCTION .....	1
1.1 Purpose .....	1
1.2 Scope of Services .....	1
1.3 Site Location .....	1
2. GEOLOGIC AND GROUNDWATER CONDITIONS .....	2
2.1 Geologic Conditions .....	2
2.2 Regional Groundwater Quality and Occurrence .....	2
2.2.1 SWRCB San Diego Basin Plan .....	2
2.2.2 RWQCB San Diego Basin Plan .....	2
3. FIELD SURVEY .....	2
4. SITE HISTORY .....	3
5. GOVERNMENTAL AGENCIES - RECORDS REVIEW .....	4
5.1 Vista Information Solutions, Inc. Report of Database Search .....	4
5.1.1 Databases Searched .....	5
5.1.2 Identified Sites .....	5
5.1.3 Unmapped Sites .....	7
5.2 California Integrated Waste Management Board Review .....	7
5.3 Orange County Health Care Agency (OCHCA) .....	7
6. CONTACTS - PUBLIC AGENCIES .....	8
6.1 City of San Juan Capistrano Fire Department .....	8
6.2 Building Department Records .....	8
6.3 California Department of Conservation .....	8
6.4 USGS Topographic Map .....	9
6.5 Water Districts .....	9
6.6 Southern California Edison .....	9
7. CONCLUSIONS AND RECOMMENDATIONS .....	10
8. LIMITATIONS .....	11

### Figures:

1. Vicinity Map
2. Topographic Map

### Appendixes:

- A. Task Order No. 12-086900-QW
- B. CRM Tech Report
- C. Vista Site Assessment Plus Reports
- D. References

## I. EXECUTIVE SUMMARY

The objective of Task Order No. 12-086900-QW was to conduct an initial site assessment (ISA) of the properties 500 feet on either side of Route 74, from Via Cordova to Antonio Parkway, in Orange County, California. The searched area is herein referred to as the site. The purpose of the ISA was to evaluate the potential for existing environmental impacts to the site. Caltrans proposes to widen portions of Route 74 within the site.

A field survey was conducted, by way of public thoroughfares, focusing on properties designated for proposed right-of-ways. The properties adjacent to and in the vicinity of Route 74 were generally occupied by agricultural facilities and residential properties. The San Juan Creek bisects the site, and Route 74 passes over it.

Review of historic USGS topographic maps and historic aerial photographs indicated a road has been present along the site since 1902 extending from San Juan Capistrano to San Juan Hot Springs. The 1902 edition of the USGS topographic map indicated structures (presumably farmsteads) were present along the road through the project area. The 1949 USGS map indicated additional structures, including barns and unidentified orchards along the highway. The 1968 and 1975/1978 USGS maps indicated similar patterns of development. The 1980/1981 and 1988 USGS maps indicated the beginning of urbanization within the southwestern portion of the project area, and establishment of a small cluster of ponds on the San Juan Creek. Aerial photographs from 1937, 1958, 1967, 1983 and 1997 confirmed the depictions of the USGS maps from the same time periods. City of San Juan Capistrano records indicated the site is zoned alternatively as residential, large estate, small farms and vacant land reserved for future development.

A review of agency files and government databases, indicated potential on-site property usage, generation, or disposal of hazardous materials/wastes. On-site properties included in the ISA were listed underground storage tank (UST) operators, a listed leaking underground storage tank (LUST) site, small quantity generators (RCRA-SmGen) of non-acutely hazardous waste, and licensed solid waste facilities (SWLF), which are located as follows:

- Rancho Mission Viejo, located at 28672 Ortega Highway, and referenced in the LUST, CORTESE and UST databases was observed on the south side of Route 74 in the central portion of the site,
- Rancho Mission Viejo, located at 31471 Ortega Highway was referenced in the UST and RCRA-SmGen databases. The entrance to the facility was observed north of route 74 in the central portion of the site,
- Capistrano Wholesale Nursery, located at 29812 Ortega Highway is a listed UST site and was observed north of Route 74 in the eastern portion of the site,
- Talega Lift Station, located at 31500 Ortega Highway is a listed UST site and was observed north of Route 74 in the eastern portion of the site,



- Chiquita Reclamation Plant, located at 28793 Ortega Highway is a listed UST site. The entrance to the facility was observed north of Route 74 in the central portion of the site,
- Sierra Soils is a listed SWLF site, and was observed in the southeast portion of the site.

Based on the data presented in this assessment, there is a low to moderate likelihood that existing site conditions would impact Route 74 construction activities. The potential for the specific properties and general site conditions referenced below to affect the proposed construction activities depends on the location of proposed Route 74 widening and scope of construction activities.

- The Rancho Mission Viejo located at 28672 Ortega Highway – Petroleum hydrocarbons were detected in groundwater monitoring wells at the Rancho Mission Viejo property. Groundwater was observed at depths ranging from approximately 13 to 17 feet below grade, flowing in a southeasterly direction (away from Route 74). Cases of impacted soil that have been granted closure by the Regional Water Resources Control Board or the Orange County Health Care Agency may be re-activated as a result of Caltrans proposed construction activities. The active Orange County Health Care Agency LUST case could affect excavation activities if groundwater is encountered.
- The potential for pesticide and herbicide impacts due to historic agricultural activities should be evaluated along the proposed route.
- The potential for lead impacts due to automobile exhaust should be evaluated along the shoulders of Route 74.
- Based on the location, distance from existing Route 74, and the nature of potential impacts, the UST, SWLF and RCRA-SmGen facilities identified during this investigation within the site boundary appear to have low potential for adverse impacts to the site.



# INITIAL SITE ASSESSMENT

## 1. INTRODUCTION

This report has been prepared in accordance with California Department of Transportation (Caltrans) Contract No. 43A0012 and Task Order No. 12-086900-QW. Geocon Environmental Consultants, Inc. (Geocon) has conducted an Initial Site Assessment (ISA) to evaluate the potential for hazardous materials/waste impacts on properties along Route 74 between Via Cordova and Antonio Parkway in Orange County, California. The area including 500 feet on each side of Route 74 is herein referred to as the site.

### 1.1 Purpose

The purpose of the ISA was to identify hazardous and potential hazardous materials/wastes within and next to the existing and proposed right-of-way. The guidelines used for the definition of hazardous materials/wastes are referenced in the *California Code of Regulations (CCR)*, "Title 22, Division 4.5".

### 1.2 Scope of Services

Geocon followed the scope of services outlined in Task Order No. 12-086900-QW, provided by Caltrans and dated February 2, 2000. The Task Order is included herein as Appendix A. The project scope included a review of various information sources for reported historical and current sources of hazardous materials/wastes, and a field survey of the properties located within the designated site area. Provisions for a survey of radon, asbestos-containing materials, wetlands, or methane gas were not included in the scope of services for the ISA.

### 1.3 Site Location

The site is located along Route 74 from Via Cordova to Antonio Parkway, in Orange County, California. The approximate location of the site is depicted on the Vicinity Map presented as Figure 1. A reproduction of portions of the USGS topographic map for the San Juan Capistrano and Cañada Gobernadora, California quadrangles, dated 1968 (photorevised 1981), and 1968 (photorevised 1988), respectively, is presented as Figure 2.

## **2. GEOLOGIC AND GROUNDWATER CONDITIONS**

### **2.1 Geologic Conditions**

Geologic information for properties located in the subject site search area was obtained from a map entitled *Geologic Map Of Orange County California, Showing Mines and Mineral Deposits*, compiled by P. K. Morton and R. V. Miller, and dated 1981. The map indicated the vicinity of the site as being underlain by Quaternary-aged alluvium, colluvium and terrace deposits, and Tertiary Capistrano Formation and Monterey Formation.

### **2.2 Regional Groundwater Quality and Occurrence**

Information sources prepared by the State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) were reviewed for information pertaining to groundwater quality and occurrence in the vicinity of the site. The information sources indicated that the site is located in the Ortega Hydrologic Subarea of the Mission Viejo Hydrologic Area (HA) within the San Juan Hydrologic Unit.

#### **2.2.1 SWRCB San Diego Basin Plan**

The SWRCB Plan indicated that groundwater of the San Juan Hydrologic Unit has been documented to exhibit Total Dissolved Solids (TDS) concentrations ranging from 250 to more than 2,000 milligrams per liter (mg/l). Groundwater of the San Juan Creek Unit is reportedly of poor quality and not suitable for domestic or irrigation purposes. Groundwater within the San Juan Hydraulic Unit is generally derived from wells drilled in alluvium, and is typically encountered at depths of less than 50 feet.

#### **2.2.2 RWQCB San Diego Basin Plan**

The RWQCB Plan indicated that groundwater occurring within the Ortega Hydrologic Subarea has existing beneficial uses for residential, municipal, agricultural, and industrial service supply purposes.

## **3. FIELD SURVEY**

Representatives of Geocon conducted a field survey, by way of public thoroughfares, of the searched area on March 28, 2000. The purpose of the field survey was to observe existing conditions, focusing on properties designated for proposed right-of-ways, and to identify indicators of the potential

presence of hazardous materials/wastes. Observations noted during the field survey are summarized below.

The site appeared generally occupied by Route 74, residential properties, and agricultural facilities. The San Juan Creek bisected the east portion of the site. Utility poles, supporting overhead utility lines and electrical transformers were observed along the length of the site.

The portion of the site from Via Cordova to Shade Tree Lane was occupied by residential properties except for an unnamed produce store at 28341 Ortega Highway. The portion of the site from Shade Tree Lane to Antonio Parkway was occupied by a horse stable, orchards, nurseries and local water district facilities. A roadside directory indicated Rancho Mission Viejo Headquarters, DMB Ladera, and North Fork Cattle Ranch were located at 28811 Ortega Highway. The Chiquita Treatment Plant was listed at 28793 Ortega highway. Facilities associated with these addresses were not visible from public thoroughfares. Rancho Mission Viejo Field Office was located in the central portion of the site, south of Route 74 at 28672 Ortega Highway and included sheds and residences. Drums, labeled "non regulated waste" were stored near the shed. D&M Nursery was located at 29001 Ortega Highway, northwest of the intersection of Highway 74 and Antonio Parkway. The nursery supported greenhouses and unsheltered agricultural fields. A water district structure was also observed northwest of the referenced intersection. Recreational fields and storage buildings were located southwest of the referenced intersection. A sign indicated the property was operated by Sierra Soil Company and sold topsoil and compost.

#### 4. SITE HISTORY

Geocon retained the services of CRM Tech to perform a review of relevant historic documents. CRM Tech reviewed historical maps, aerial photographs provided by Geocon, public records of the City of San Juan Capistrano and materials on file at local history collections. The findings of CRM Tech's investigation are summarized below:

- A road has been present along the site since 1902 extending from San Juan Capistrano to San Juan Hot Springs. The 1902 edition of the USGS topographic map indicated structures (presumably farmsteads) were present along the road through the project area. The 1949 USGS map indicated additional structures, including barns and unidentified orchards along the highway. The 1968 and 1975/1978 USGS maps indicated similar patterns of development. The 1980/1981 and 1988 USGS maps indicated the beginning of urbanization within the southwestern portion of the project area, and establishment of a small cluster of ponds on the San Juan Creek.
- Aerial photographs from 1937, 1958, 1967, 1983 and 1997 confirmed the depictions of the USGS maps from the same time periods.

- City of San Juan Capistrano records indicated the site is zoned alternatively as residential, large estate, small farms, and vacant land reserved for future development. Business licenses were issued by the city to three establishments, including a farm, a landscape company and a tack and feed store. The 1951 and 1952 Orange County directory listed a total of 28 addresses within their coverage area of the site. Of the 28 addresses, 25 were listed as residences and 3 were listed as ranches.

CRM Tech concluded that "Based on the observations discussed above, this study concludes that the developed portions of the project area have been used predominantly for agricultural and - increasingly in recent years - residential purposes. A copy of the CRM Tech report, including qualifications of the preparer, is provided as Appendix B.

## **5. GOVERNMENTAL AGENCIES - RECORDS REVIEW**

### **5.1 Vista Information Solutions, Inc. Report of Database Search**

Caltrans provided Geocon with copies of two (2) reports prepared by Vista Information Solutions, Inc. (Vista) regarding governmental information database searches according to a prescribed search distance, which included the site. A search of databases was requested by Caltrans to obtain information regarding the potential existing presence of hazardous materials/wastes at the site at levels likely to warrant mitigation action pursuant to current regulatory guidelines. A reproduction of the reports prepared by Vista is presented in Appendix C.

The two reports prepared by Vista entitled *Site Assessment Plus Report*, for #08690K, dated February 2, 2000 and for SR 74, dated March 16, 2000, each included a Site Distribution Summary, a Site Inventory section, a Details section, a Description of Databases Searched section, maps of sites and a street map. The Site Distribution Summary section presented the databases reviewed, and the number of sites found in each database. The Site Inventory section identified the sites referenced in each database. The Details section presented site-specific information and source-specific data obtained from the databases and data regarding sites with incomplete information for mapping purposes. The Description of Databases Searched section presented databases reviewed and the current date of the databases.

Vista's SR 74 search was centered approximately at the intersection of Highway 74 and La Pata Avenue, at the eastern boundary of the site. Vista's #08690K search was centered approximately at the intersection of Highway 74 and Via Cordova, at the western boundary of the site.

### **5.1.1 Databases Searched**

Vista performed searches of the following databases to a distance of 1-mile from two locations along Highway 74:

- National Priority List (NPL)
- Corrective Action Report (CORRACTS)
- State Priority List (SPL)
- State Equivalent to CERCLIS (SCL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS Formerly Under Review (CERC-NFRAP)
- Resource Conservation and Recovery Information System (RCRIS-TSD)
- Leaking Underground Storage Tank Information System (LUST)
- Permitted Solid Waste Landfills (SWLF)
- Sites with deed restrictions (DEED RSTR)
- State Index of Properties with Hazardous Waste (Cortese)
- Toxic Pit Cleanup Facilities (Toxic Pits)
- Federal and State Drinking Water Sources (Water Wells)
- RCRA Violations/Enforcement Actions (RCRA Viol)
- Toxic Release Inventory System (TRIS)
- Registered Underground or Aboveground Petroleum Storage Tanks (UST/AST)
- Emergency Response Notification System (ERNS)
- Registered Small or Large Generators of Hazardous Waste (GNRTR)
- State Spills List (SPILLS)

### **5.1.2 Identified Sites**

Eighteen (18) sites were identified by Vista in one or more of the databases searched. The mapped locations of sites identified by Vista are presented within their respective reports in Appendix C. Geocon reviewed the Vista reports with respect to the site boundaries. Four (4) properties were mapped by Vista as being on the site. In addition, five (5) sites were mapped by Vista as in the vicinity of the site, and observed by Geocon as within the site boundary. The site locations were confirmed based on the field observations. The nine (9) properties identified by Vista or confirmed by Geocon to be on the site and to be of potential concern, are discussed below. Detailed information regarding the remaining identified properties is presented in Appendix C.

- Capistrano Wholesale Nursery, located at 29812 (identified as Map ID 1 of the referenced February 2, 2000, Vista Report), was referenced in UST as having a 550-gallon capacity unleaded gas tank with a status of "Other".
- Talega Lift Station, located at 31500 Ortega Highway (identified as Map ID 2 of the referenced February 2, 2000, Vista Report), was referenced in UST. Additional information regarding USTs on the property were not provided by Vista.
- Chiquita Water Reclamation Plant, located at 28793 Ortega Highway (identified as Map ID 3 of the referenced February 2, 2000, Vista Report and observed by Geocon north of Highway 74 in the central portion of the site), was referenced in UST as having six fiberglass USTs with a status of "Active/In Service", and ranging from 550 to 4,000-gallons capacity. Products stored were listed as unleaded gas, diesel and petroleum.
- Rancho Mission Viejo, located at 28672 Ortega Highway (identified as Map ID 3 of the March 16, 2000 referenced report, and observed by Geocon on the south side of Highway 74 in the central portion of the site), was referenced in LUST Cortese and UST. The UST listing indicated a 500-gallon capacity tank with a status of "Closed Removed". The Cortese listing indicated a leaking tank. The Regional Water Quality Control Board (RWQCB) and California Environmental Protection Agency (Cal-EPA) LUST databases indicated a gasoline release was reported on March 18, 1992, affecting soil only, a remediation plan was submitted on May 24, 1993, and affected soil was excavated and disposed, and a remediation plan submitted. The site was listed as referred to local agency and "open".
- Sierra Soils, located at 30921 La Pata Road (identified as Map ID 4 of the March 16, 2000, referenced report and observed by Geocon in the southeast portion of the site), was referenced in SWLF as an active, permitted, composting facility.
- San Juan Company, located at 31471 Ortega Highway (identified as Map ID 5 of the referenced February 2, 2000, Vista Report), was referenced in UST. Additional information regarding USTs on the property were not provided by Vista.
- Rancho Mission Viejo, located at 31471 Ortega Highway (also identified as Map ID 5 of the March 16, 2000, referenced report), was referenced in UST and RCRA-SmGen. The UST listing indicated a 500-gallon capacity petroleum tank with a status of "Active/In Service". RCRA-SmGen listing indicated non-acutely hazardous waste is generated on the property.
- Ford Motor Company, located at 33600 Ortega Highway (identified as Map ID 6 of the March 16, 2000, referenced report), was referenced in RCRA-SmGen, which indicated non-acutely hazardous waste is generated on the property. The Ford property was observed by Geocon to be located more than 1 mile east of the site.
- Casper Regional Park, located at 33401 Ortega Highway (also identified as Map ID 6 of the March 16, 2000, referenced report), was referenced in UST. The UST listing indicated a 500-gallon capacity diesel tank and a 1,000-gallon unleaded gas tank, with a status of "Active/In



Service". The Casper Regional Park property was observed by Geocon to be located more than 1 mile east of the site.

### **5.1.3 Unmapped Sites**

Six (6) properties were referenced in the orphan summary without reference to location. The unmapped sites are not designated on the map since the addresses and property identification, as provided to Vista, were incomplete. Based upon Geocon's observations, these unmapped sites are not likely to impact the site.

## **5.2 California Integrated Waste Management Board Review**

A representative of Geocon reviewed information provided by the California Integrated Waste Management Board (CIWMB) regarding the La Pata Road Green Waste and Sierra Soil facilities. According to their permits, both properties are licensed composting facilities and subject to monthly inspection. Violations were not indicated in the reviewed records.

## **5.3 Orange County Health Care Agency (OCHCA)**

A representative of Geocon reviewed information provided by the OCHCA regarding the Rancho Mission Viejo (RMV) LUST site. According to reports prepared by RMV's consultant, the former UST was located approximately 160 feet south of Ortega Highway. Groundwater was encountered at depths ranging from approximately 13 to 17 feet below grade and flowed in a southeasterly direction (away from Route 74).

According to the most recent analytical laboratory data (December 1999), groundwater was impacted by gasoline-range petroleum hydrocarbons including benzene, toluene, ethylbenzene, xylenes (BTEX) and methyl tertiary butyl ether (MtBE). Petroleum hydrocarbon impacts appeared to be limited to the vicinity of the former UST. Benzene concentrations ranged from below the laboratory's detection limit to 114 micrograms per liter (ug/l), toluene concentrations ranged from below the laboratory's detection limit to 10 ug/l, ethylbenzene concentrations ranged from below the laboratory's detection limit to 1.2 ug/l, xylene concentrations ranged from below the laboratory's detection limit to 4.0 ug/l and MtBE concentrations ranged from below the laboratory's detection limit to 230 ug/l.

Based upon the monitoring data, RMV's consultant requested case closure. In response to the request, OCHCA requested additional information including time versus concentration and time versus distance of lateral migration graphs, a hydrologic evaluation regarding the potential connection of the impacted groundwater aquifer to the San Juan Creek, a fire and explosion hazard survey of



potential receptors and a site map showing the remaining extent of impacted soil. As of the date of the file review, the requested information had not been provided.

## **6. CONTACTS - PUBLIC AGENCIES**

Records for the site were not readily available, practically reviewable, or reasonably ascertainable at the following agencies:

- Office of Emergency Services
- Department of Water Resources
- County Recorder's Office
- County Court House
- Planning Department

### **6.1 City of San Juan Capistrano Fire Department**

A representative of Geocon contacted a representative of the City of San Juan Capistrano Fire Department regarding UST permit records. The City of San Juan Capistrano Fire Department representative indicated that UST permit records were not available.

### **6.2 Building Department Records**

Representatives of Geocon reviewed building department records at the City of San Juan Capistrano Building Departments to obtain information pertaining to the age of structures, present or past, on properties of potential concern on the subject site.

Records for Rancho Mission Viejo located at 28672 and 31471 Ortega Highway indicated various tenant improvements such as electrical permits and installation of a water softener. Other records were not available for commercial properties along Ortega Highway within the site boundary.

### **6.3 California Department of Conservation**

The California Division of Oil and Gas (DOG) Field Map was reviewed by a representative of Geocon to obtain information concerning the site and properties in the vicinity of the site. The map depicted the location of oil and gas wells. The map indicated that the Union Oil Company of California O'Niell well is located approximately 8,000 feet northwest of the site, and the Exxon O'Niell Estates well is located approximately 8,000 feet southeast of the site. Both wells were referenced as "drilling-idle". The map did not indicate other oil wells closer to the subject site.

#### **6.4 USGS Topographic Map**

A review of the USGS topographic maps for portions of the San Juan Capistrano and Cañada Gobernadora, California quadrangles dated 1968 (photorevised 1981 and 1988 respectively), was performed to obtain information concerning the topography and previous development of the site and properties located in the vicinity of the site. On-site elevations depicted on the maps range from approximately 130 to 300 feet above Mean Sea Level (MSL). The San Juan Creek was depicted bisecting the eastern portion of the site. Surficial sand or gravel features were depicted in the northeast portion of the site. Dwellings or places of employment were depicted along Route 74. Orchards were depicted in the central portion of the site. Barns or warehouses were depicted on the south side of Route 74 in the central portion of the site. Color-coding indicated housing omission tint in the eastern portion of the site. Light-duty roads were also indicated on the site and site vicinity. Unimproved dirt roads were depicted in the eastern portion of the site. Route 74 was depicted as a medium-duty road.

#### **6.5 Water Districts**

A representative of Geocon contacted the City of San Juan Capistrano Water Department and the Santa Margarita Water District to obtain information regarding the reported source of water, method of sewage disposal, the location and depth of wells for the area, and reported local drinking water problems. A representative of the San Juan Capistrano Water Department indicated that the city derives its water from the California Water Authority and there have not been drinking water contamination problems in the city. Information from the Santa Margarita Water District indicated that the district derives approximately 80% of its water from the California Water Authority and 20 % from local sources. Municipal drinking water wells are not located on the site, and sewage treatment would be provided by at the Chiquita Water Reclamation Plant.

#### **6.6 Southern California Edison**

Past documented discussions with Southern California Edison (SCE) representatives regarding SCE transformers indicated that it is unlikely that transformers contain PCBs at concentration levels requiring special management under the Environmental Protection Agency's rules. Federal law has prohibited the manufacture of transformers containing PCBs since 1977. In addition, SCE has never specified the purchase of distribution transformers utilized PCBs as the insulating/cooling fluid.

## 7. CONCLUSIONS AND RECOMMENDATIONS

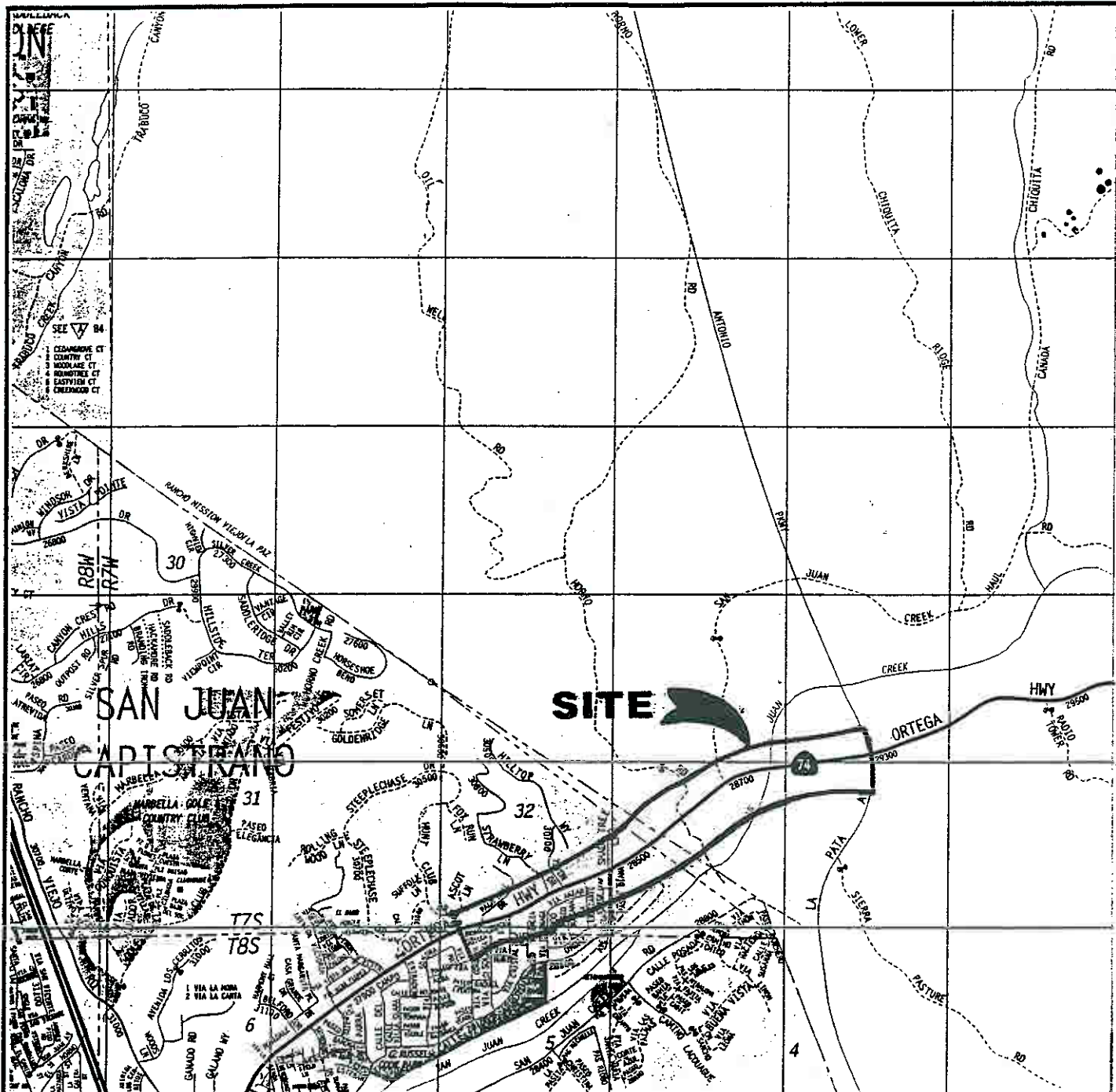
Based on the data presented in this assessment, there is a low to moderate likelihood that existing site conditions at Rancho Mission Viejo, located at 28672 Ortega Highway (due to soil and groundwater impacts) would impact the site. The potential for the property to affect the proposed construction activities depends on the location of proposed Route 74 and the access pathways to Route 74. Review of OCHCA files indicate the former LUST was approximately 160 feet south of the existing Route 74 right-of-way. Based upon the anticipated scope of work (i.e., excavation of soil to less than 3 feet, backfill with road base and paving), depth to groundwater of greater than 13 feet, and groundwater flow direction to the southeast, it is not likely that the impacts from the LUST site would affect proposed Route 74 widening activities.

The potential for pesticide and herbicide impacts due to historic agricultural activities should be evaluated along the proposed construction route. The potential for lead impacts due to automobile exhaust should be evaluated along the shoulders of Route 74. Based on the location, distance from existing Route 74, and the nature of the potential impacts, the UST, SWLF and RCRA-SmGen facilities identified during this investigation within the site boundary appear to have low potential for adverse impacts to the site.

## 8. LIMITATIONS

This ISA report has been prepared solely for Caltrans, in consideration of Caltrans's requirements. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, Caltrans and other parties who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a field survey, a review of specified regulatory records, and a review of the historical usage of the property.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest field survey. Thus, the information contained herein is only valid as of the date of the report, and will require an update to reflect recent records/field survey. Therefore, the report should only be deemed conclusive with the respect to the information obtained. No guarantee of the results of the study is implied within the intent of this report or any subsequent report, correspondence or consultation, either expressed or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered. Caltrans and others should also understand that radon, lead-based paint, asbestos, lead in drinking water, wetlands, and methane gas were not addressed in the scope of services of this report.



SOURCE : 2000 THOMAS BROTHERS MAP  
ORANGE COUNTY, CALIFORNIA

REPRODUCED WITH PERMISSION GRANTED BY THOMAS BROTHERS MAPS.  
THIS MAP IS COPYRIGHTED BY THOMAS BROS. MAPS. IT IS UNLAWFUL TO COPY  
OR REPRODUCE ALL OR ANY PART THEREOF, WHETHER FOR PERSONAL USE OR  
RESALE, WITHOUT PERMISSION



NO SCALE

**GEOCON**

CONSULTANTS, INC.

ENVIRONMENTAL SERVICES

6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974  
PHONE 858 558-6100 - FAX 858 558-8437



RCO / JMW

DSK / E0000

**VICINITY MAP**

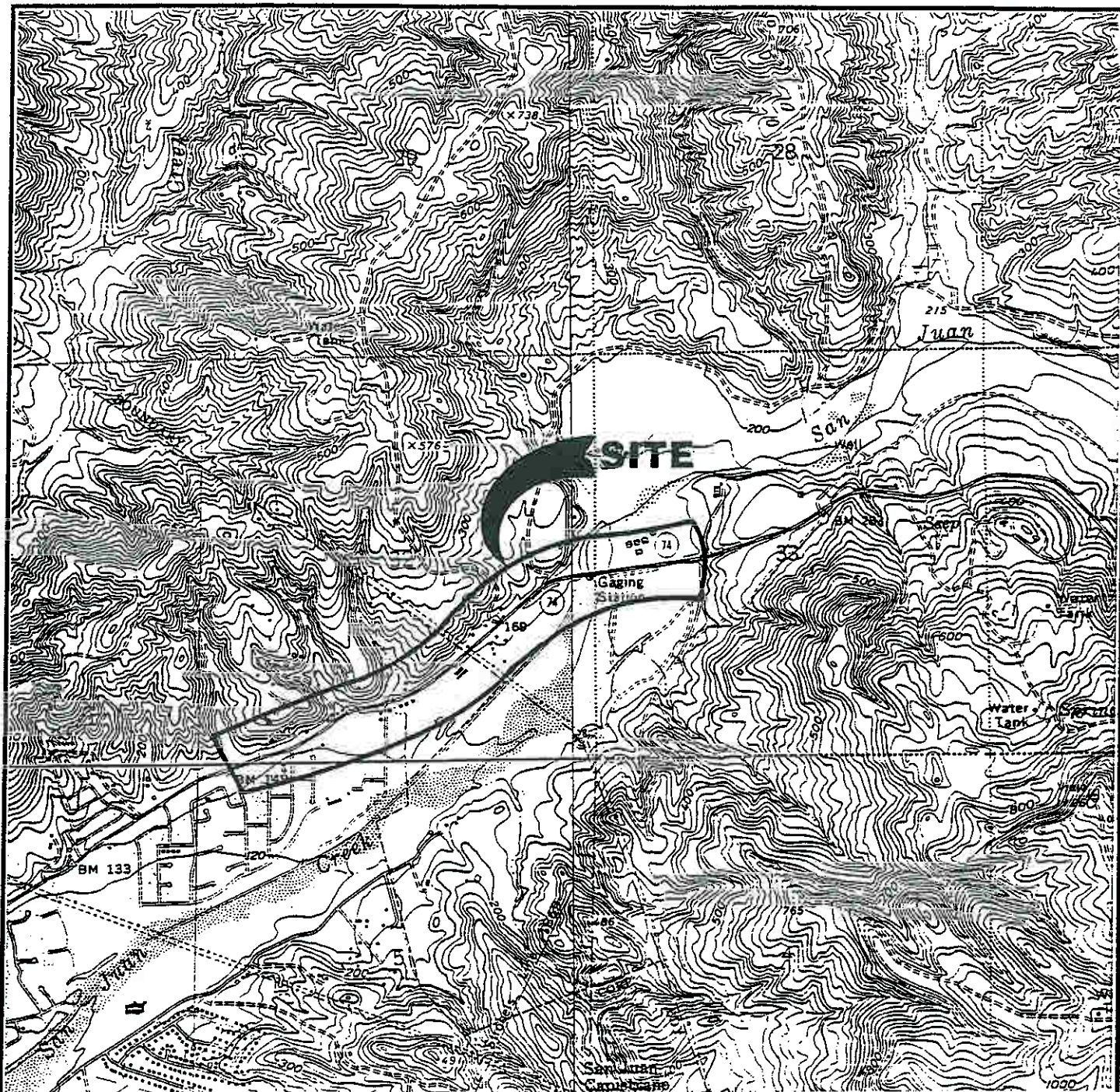
ROUTE 74 FROM ANTONIO PARKWAY  
TO VIA CORDOVA  
ORANGE COUNTY, CALIFORNIA

DATE 05-12-2000

PROJECT NO. 08900 - 06 - 69

FIG. 1





SOURCE: USGS QUADRANGLE MAPS  
 SAN JUAN CAPISTRANO, CALIFORNIA 1968  
 PHOTO REVISED 1981  
 CANADA GOVERNADORA, CALIFORNIA 1968  
 PHOTO REVISED 1988



SCALE: 1" = 2000'

**GEOCON**

CONSULTANTS, INC.



ENVIRONMENTAL SERVICES  
 6970 FLANDERS DRIVE - SAN DIEGO, CALIFORNIA 92121-2974  
 PHONE 858 558-6100 - FAX 858 558-8437

RCO / JMW

DSK / E0000

## TOPOGRAPHIC MAP

ROUTE 74 FROM ANTONIO PARKWAY  
 TO VIA CORDOVA  
 ORANGE COUNTY, CALIFORNIA

DATE 05-12-2000

PROJECT NO. 08900 - 06 - 69

FIG. 2

# APPENDIX

A



08900-06-69

**CALTRANS DISTRICT 12**3347 Michelson Dr. Suite 100  
Irvine, CA 92612  
**Caltrans****FAX TRANSMISSION****TO:**

<b>NAME:</b> JOEL KLOTH	<b>DATE:</b> 2/3/2000
<b>COMPANY/BRANCH:</b> GEOCON	<b>FAX NO.</b> 858 ( 558-8437)

**FROM:**

<b>NAME:</b> MARTA HALABI	<b>PHONE NO.</b> 949-724-2739 8-655-2739
<b>BRANCH:</b> ENVIRONMENTAL ENGINEERING	<b>FAX NO.</b> 949-756-7633 8-655-7633

**REFERENCE:**

<b>SUBJECT:</b> CONTRACT # 12-086900-QW
---

**MESSAGE:**

PLEASE CALL ME BACK AND VERIFY IF YOU RECEIVED ALL COPIES OF OFFERED CONTRACT

☒ FAX ONLY - USE AS ORIGINAL ☐ ORIGINAL TO FOLLOWPAGE: 1 OF 6

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION  
DISTRICT 12  
3347 MICHELSON DRIVE, SUITE 100  
IRVINE, CA 92612



February 3, 2000

To: **Geocon, Environmental Consultants, Inc**  
Brian Stafford  
6970 Flanders Drive  
San Diego, Ca 92121-2974

From: DEPARTMENT OF TRANSPORTATION  
District 12, Division Of Planning

Re: Task Order (T.O) No. 12-086900-QW, Contract # 43A0012, Initial Site  
Assessment (ISA) for Ortega Highway, Route 74 from ~~742~~ to Antonio  
Parkway, Widening Project.

*Via Cordova*

The Department of Transportation, District 12, hereby offers your firm the subject Task Order contingent upon approval of funds by our Headquarters Office. The T.O. cost estimate indicates your firm to be the lowest bidder.

The purpose of T.O. is to perform the ISA. The ISA is undertaken to identify hazardous and potential contaminated and hazardous waste problems within four (4) proposed alternatives.

This T.O. is part of Caltran's new Contract # 43A0012, and all provisions of that contract apply herein.

Please refer to the attached Site Plan for the location of the project, and four alternatives under the consideration.

The proposed project should clearly describe the specific information requirements important for the project, including assessors parcel numbers, site specific maps, and in depth land use history for particular parcel. The historic research is design to provide in depth historic research by a qualified historian. The historic research will be prepared by a qualified historian and should focus on the details of past land uses in the project area.

To proceed with T.O. the following documents must be received at our District 12, Office no later than February 7, 2000. Failure to submit these documents on/or before the said date will result in offering this T.O. to another contractor:

1. A transmittal letter signed by the Contractor's Project Manager accepting the Task Order and its scope of work.
2. Signed ARD

3. List of subcontractors to be used in the T.O.

If you have any questions please call me at 949(724-2739)



Marta Halabi,  
Environmental Engineering

**Attachments:**

- Attachment A; Location Map
- Attachment B; Copy of BCS
- Attachment C; Completion Schedule
- Attachment D; Task Order Acceptance/Refusal Document (ARD)

BCS74.xls

<b>SA43A0012 - Site Investigation Services BCS - South Region</b>				Ver 4.2
<b>Project Name</b>				02/02/2000 11:31
<b>Task Order Number: 12-086900-QW</b>				0.08975 (B76)
<b>ORTEGA HWY ROUTE 74, WIDENING PROJECT</b>				Enter ISA Extra Work (w/10% mark-up) Here ->
<b>INITIAL SITE ASSESSMENT</b>				
Enter "Y" if ISA report costs paid as a % of Item 1; "N" if costs are hourly as per Items 2, and 41-49. If no ISA work items, enter "N".				
<b>Item</b>	<b>ISA BID ITEMS</b>	<b>Unit</b>	<b>Quantity</b>	<b>Price</b>
1	Record and Field Review	hr	60	\$ 2,400.00
2	Historic Research/Report	hr	60	\$ 2,400.00
3	ISA Report by Percentage of hours in Item #1	%		\$ 192.00
<b>General Personnel</b>				
41	Reg Geologist or Certified Engineering Geologist	hr		\$ -
42	Non-reg. Professional	hr		\$ -
43	Certified Industrial Hygienist	hr		\$ -
44	Technician/Drafting	hr		\$ -
45	Task Order Meeting	hr	4	\$ 160.00
48	Regulatory Hearing/Meeting	hr		\$ -
<b>Total Cost \$</b>				<b>\$ 5,152.00</b>

Print this sheet and attach a copy to the Task Order Control Sheet

**APPENDIX C**  
**COMPLETION SCHEDULE**

Task Order 12-086900-QW


Contract 43A0012

ITEM	ELEMENT DESCRIPTION	DELIVERY DATE	PENALTY
1.	Receive Task Order	February 3, 2000	
2.	Return Task Order	February 7, 2000	
3.	Pework Site Visit	February 14, 2000	
4.	Return Checklist		
5.	Return Schedule and Provide Safety Plan		
6.	Pework Conference		
7.	Start Work	<del>February 22, 2000</del>	
8.	Complete Sampling* (and repair/cleanup work site)	March 12, 2000	\$50/day
9.	Draft Report	March 14, 2000	
10.	Caltrans Review	March 14, 2000	
11.	Final Report*	March 24, 2000	\$50/day

\* Denotes key element of Completion Schedule with liquidated damages penalty of \$50.00/day.

We concur with this Completion Schedule on date 02/03/00

SIGNED

  
CONTRACTOR (or designee)  
CONTRACT MANAGER (or designee)

Appendix D

43A0012 - Task Order Procedures

Task Order Acceptance Refusal Document (ARD)

## APPENDIX D

## TASK ORDER ACCEPTANCE/REFUSAL DOCUMENT (ARD)

TO: CALTRANS DISTRICT # 12, Marta Halabi (Contract Manager)

FROM: Geocon Environmental Consultants Inc. (Contractor)

SUBJECT: Task Order # 12 - 086900-QW, as per SA43A0012

This task order offer was received on 02/03/00 (date)

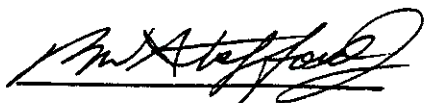
Having reviewed the task order and attached completion schedule, this firm elects to:

(Initial one)

MS accept the task order. I further certify that Geocon Environmental Consultants Inc. (Contractor) is in full compliance with Article XVIII - LIABILITY INSURANCE PROVISIONS, of the contract. If a current copy of the Certificate of Liability Insurance is not on file with the Contract Administrator, I understand that this task order may be terminated.

           refuse the task order.

SIGNED



CONTRACTOR'S AUTHORIZED REPRESENTATIVE

Brian W. Stafford, Jr.

(Print Name)

I confirm that this task order has been accepted           , refused            by the contracting firm as indicated above.

SIGNED

M. Halabi

CONTRACT MANAGER

Febr. 3, 2000

(Date)

This document does not constitute a Notice-To-Proceed. This Task Order is not valid until both a Notice-To-Proceed is executed and a Task Order Control Sheet is approved by the Contract Administrator and the Caltrans Accounting Service Center.

# APPENDIX

B



**HISTORICAL BACKGROUND RESEARCH REPORT**  
**A SEGMENT OF ORTEGA HIGHWAY (SR 74)**

**Between Via Cordova and Antonio Parkway/La Pata Avenue  
In and near the City of San Juan Capistrano  
Orange County, California**

**Submitted to**

Bob Owoc, Senior Staff Geologist  
Geocon Environmental Consultants, Inc.  
6970 Flanders Drive  
San Diego, CA 92121-2974

**Submitted by**

Bruce Love, Principal  
Bai "Tom" Tang, Historian  
CRM TECH  
2411 Sunset Drive  
Riverside, CA 92506

April 12, 2000

CRM TECH Contract #501

## **1 Introduction**

Historical background research on the project area was conducted by Bai "Tom" Tang, CRM TECH historian (see App. 1 for qualifications), on the basis of historic maps, aerial photographs, public records of the City of San Juan Capistrano, and materials on file at the local history collections of the San Juan Capistrano and Santa Ana Public Libraries.

## **2 General Historical Background**

The subject segment of Ortega Highway is located on the eastern edge of the City of San Juan Capistrano, a farming community for much of the 19th and 20th centuries. According to sources consulted for this study, a road was present along the project route at least by the 1890s (USGS 1902), but did not extend far beyond the nearby San Juan Hot Springs, a popular resort at the time (Hankey 1971:13). In 1923, the newly organized San Juan Capistrano Chamber of Commerce began a decade-long campaign to extend the road to Lake Elsinore (*ibid.*). By 1932, the road was completed and officially christened Ortega Highway in honor of Lt. José Francisco Ortega, a Spanish officer involved in the founding of Mission San Juan Capistrano in 1775-1776, and reputedly the first European to enter the area (*ibid.*:13-14; Hallan-Gibson 1990:16-17).

## **3 USGS Topographic Maps**

USGS topographic maps dated between 1902 and 1981 were consulted for any evidence of previous development in the project area during the historic period. These maps are collected at the Science Library of the University of California, Riverside.

### **3.1 1902 USGS Map**

The 1902 edition of USGS map, the earliest to depict the San Juan Capistrano area, shows approximately ten buildings, presumable farmsteads, along the road through the project area (Fig. 1). Most of these buildings were located in the southwestern half of the project area, within the present-day city boundary.

### **3.2 1949 USGS Maps**

The 1949 edition of USGS maps show the continuing presence of buildings along Ortega Highway in the project area, which numbered approximately 20 by then, including several barns (Fig. 2). According to these maps, most of the project area within the present-day city boundary was covered by unidentified orchards at that time, especially along the southern side of the highway.

### **3.3 1968 and 1975/1978 USGS Maps**

The 1968 and 1975/1978 editions of USGS maps indicate that the same development pattern observed in the project area during the 1940s persisted into the 1960s and 1970s, although a residential development had appeared just to the southwest by the 1970s

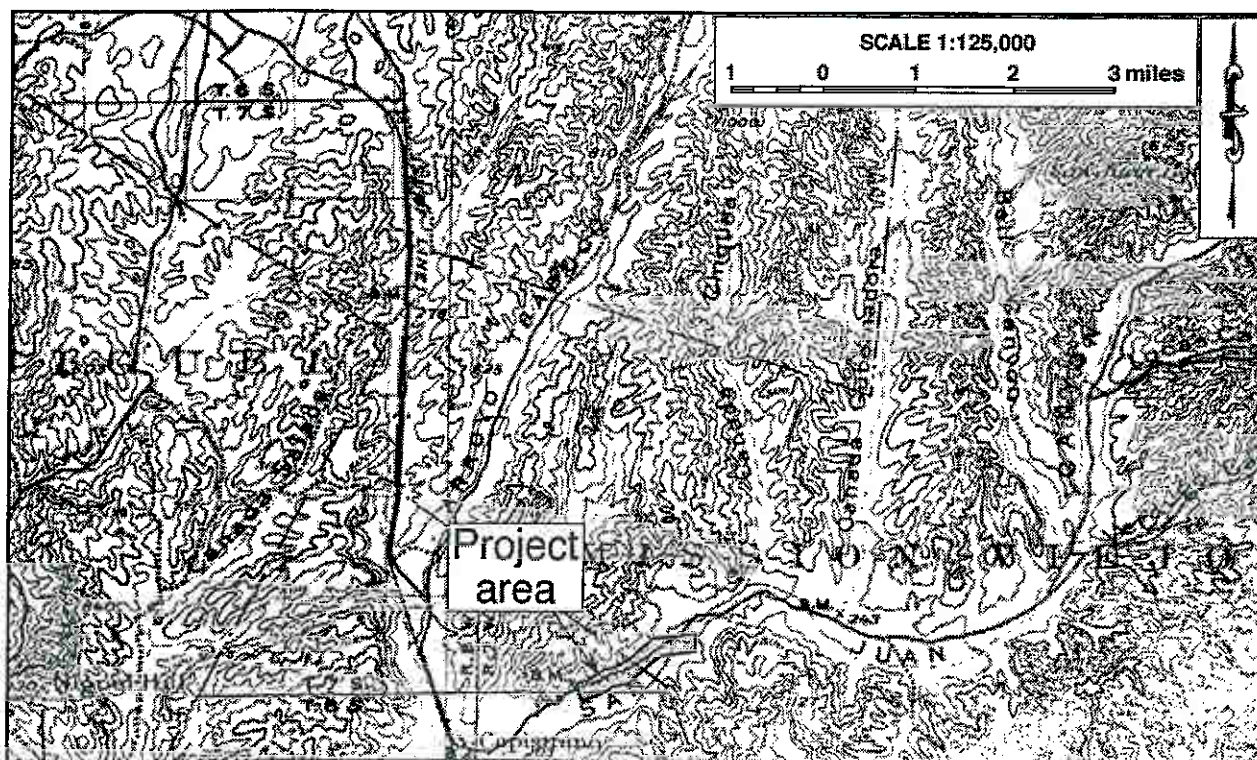


Figure 1. The project area in 1894-1899. (Source: USGS 1902)

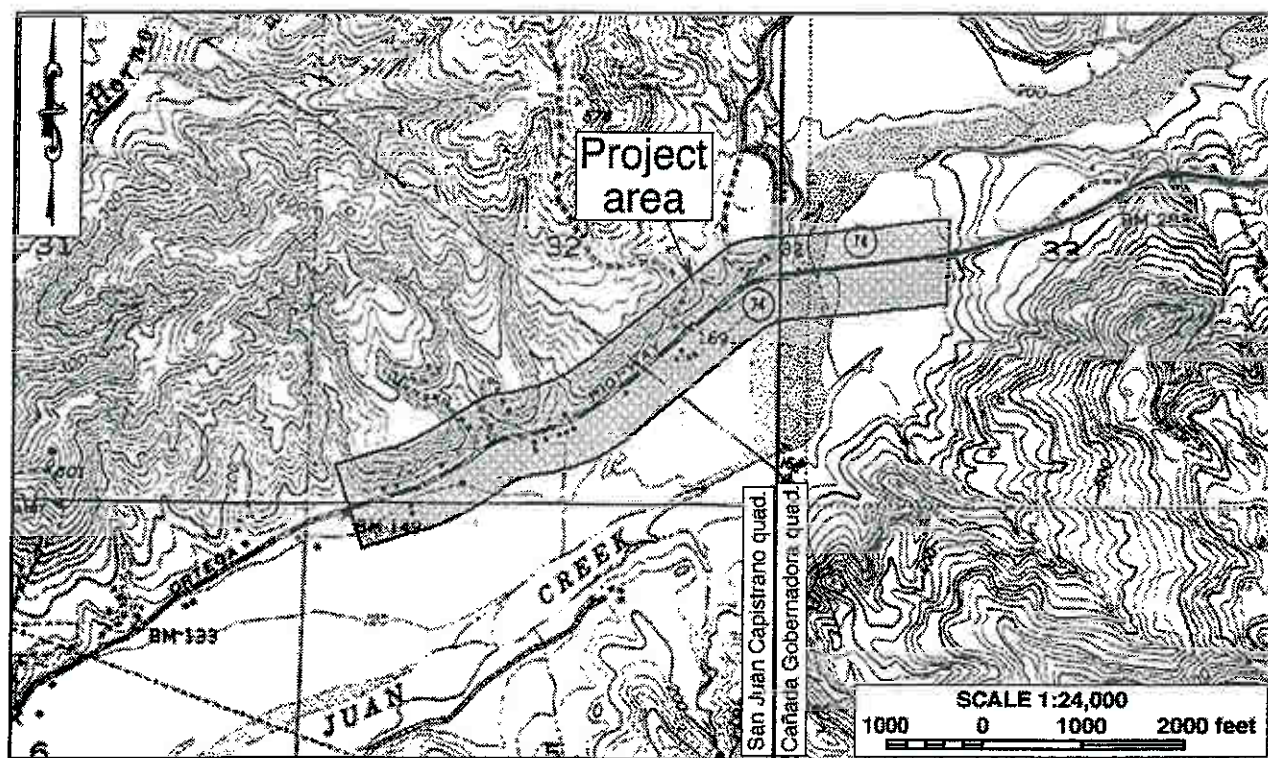


Figure 2. The project area in 1946-1948. (Source: USGS 1949a; 1949b)



(USGS 1968a; 1969b; 1975; 1978). A gaging station had been established on the San Juan Creek prior to 1967-1968.

### **3.4 1980/1981 and 1988 USGS Maps**

The 1980/1981 edition of USGS maps demonstrate the beginning of urbanization within the project area, as residential development began to expand into its southwestern portion (USGS 1980; 1981). On the northeastern corner of the project area, a small cluster of ponds came into being on the San Juan Creek between 1978 and 1985 (USGS 1988).

## **4 Aerial Photographs**

Geocon Environmental Consultants, Inc., provided aerial photographs taken between 1937 and 1997 for this research.

### **4.1 1937 Aerial Photograph**

An aerial photograph taken in 1937 reflects similar conditions in the project area as those indicated in the 1948 USGS maps. In addition to orchards in the southwestern half of the project area, the aerial photograph shows patches of cultivated farm land in and near the northeastern portion.

### **4.2 1958, 1967, and 1983 Aerial Photographs**

Aerial photographs taken in 1958, 1967, and 1983 confirm the depiction of the project area in USGS maps from the same period.

### **4.3 1997 Aerial Photograph**

An aerial photograph taken in 1997 shows that most of the southwestern portion of the project area, within the city boundary, had been developed into residential tracts.

## **5 City of San Juan Capistrano Records**

Records of the City of San Juan Capistrano were consulted to identify possible commercial or industrial uses of land within the project area.

### **5.1 Zoning**

City Planning Department records indicate that the project area within the city boundary is zoned alternatively as single-family residential, large estate, small farms, and growth management (vacant land reserved for future development). No commercial or industrial zones exist within the project area. The current zoning has been in effect since 1971.

## 5.2 Business Licenses

The Administrative Services and Business Licenses Division reports that the city has issued licenses to three business establishments on the 28000 block of Ortega Highway: Tanaka Farms at 28341 (since 1998), Pacific Scene Landscape, Inc., at 28461 (since 1989), and The Oak Tack and Feed at 28650 (since 1994).

## 6. Local Directories

Local directories published between 1901 and the 1950s were consulted in an effort to identify the nature and use of buildings shown in the project area by historic maps and aerial photographs. Due to the lack of listing by location or address, directories predating 1950 did not provide any useful information for this research. The 1951 edition of southern Orange County directory, however, lists a total of 28 addresses along Ortega Highway between Ganado Road (present-day Rancho Viejo Road) and the bridge over San Juan Creek, in most cases with no clear indication of their exact locations (Luskey's 1951:116). Among these 28 addresses, 25 are listed as residences, while the other 3 are listed as ranches (*ibid.*).

The same pattern is also noted in the 1952 directory (Luskey's 1952:87), with the occupations of the residents identified elsewhere in the volume. Starting from the intersection of Ganado Road, the 1952 directory contains the following listings along the same stretch of Ortega Highway:

North side	Lyle P. (Margaret) Mercado, rancher
North side	Harrison J. (Helen) Giddings, rancher
South side	Howard M. Lattimer, rancher; Kathleen Lattimer, librarian of the San Juan Capistrano Public Library
South side	Boyd L. (Ruth) Robertson, rancher
South side	Mrs. Blanch M. Robertson, rancher
North side	Howard (Anne) O'Brien, rancher
South side	Carl H. (Adele) Hankey, rancher
No. 28281	William W. Ottaway, <i>South Coast News</i>
North side	Vacant
South side	Frank Forster
South side	L. P. Mercado
South side	Fred (Josie) Llamas
South side	William H. (Maria) Browne, cabinet maker, San Clemente Cabinet Shop
North side	Eldred T. (Jeannette) Lamb, rancher
South side	Adolph Oliveras, truck driver, City of San Clemente
South side	Cecil (Margaret) Martinez, rancher
South side	Joseph (Majorie) Tow, foreman, Rancho Mission Viejo
North side	Rancho Mission Viejo (lower), Arley H. (Alice) Leck, manager

## **7 Consultation with Local Historical Society**

The San Juan Capistrano Historical Society was contacted for information pertaining to the history of the project area and the buildings noted above, but offered no comments.

## **8 Conclusion**

Based on the research results discussed above, this study concludes that the developed portions of the project area have apparently been used predominantly for agricultural and—increasingly in recent years—residential purposes.

## REFERENCES

Hallan-Gibson, Pamela

- 1990 *Two Hundred Years in San Juan Capistrano: A Pictorial History*. The Donning Company, Norfolk, Virginia.

Hankey, Carl H.

- 1971 Personal Experiences in San Juan Capistrano. Oral historical interview conducted by Suzanne Jansen. In *San Juan Capistrano Community History Project*, Vol. 1. The Oral History Program, California State University, Fullerton, 1978.

Luskeys

- 1951 Orange, Santa Ana, Tustin and Rural Street Address Directory. In *Luskey's South Orange County City Directory*. The Directory Services Company, Santa Ana.  
1952 Orange County Beach Cities Criss Cross Street Address Directory. In *Luskey's Orange County Beach Cities Criss Cross Directory*. The Directory Services Company, Santa Ana.

USGS (United States Geological Survey, U.S. Department of the Interior)

- 1902 Map: Corona, Calif. (30', 1:125,000); surveyed in 1894 and 1899.  
1949a Map: San Juan Capistrano, Calif. (7.5', 1:24,000); aerial photographs taken in 1946, field-checked in 1948.  
1949b Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); aerial photographs taken in 1946, field-checked in 1948.  
1968a Map: San Juan Capistrano, Calif. (7.5', 1:24,000); aerial photographs taken in 1967, field-checked in 1988.  
1968b Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); aerial photographs taken in 1967, field-checked in 1988.  
1975 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1975.  
1978 Map: San Juan Capistrano, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1974.  
1980 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1978.  
1981 Map: San Juan Capistrano, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1977.  
1988 Map: Cañada Gobernadora, Calif. (7.5', 1:24,000); 1968 edition photorevised in 1985.



## **APPENDIX 1: PERSONNEL QUALIFICATIONS**

### **Bai "Tom" Tang, M.A., Project Historian**

#### **Education**

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.  
1987 M.A., American History, Yale University, New Haven, Connecticut.  
1982 B.A., History, Northwestern University, Xi'an, China.
- 1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.  
2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.

#### **Professional Experience**

- 1993- Project Historian, CRM TECH, Riverside, California.  
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.  
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.  
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.  
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.  
1988-1993 Research Assistant, American Social History, UC Riverside.  
1985-1988 Research Assistant, Modern Chinese History, Yale University.  
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.  
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

#### **Honors and Awards**

- 1988-1990 University of California Graduate Fellowship, UC Riverside.  
1985-1987 Yale University Fellowship, Yale University Graduate School.  
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

#### **Cultural Resources Management Reports**

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Approximately 300 cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

#### **Membership**

California Preservation Foundation.

# APPENDIX



C

# SITE ASSESSMENT PLUS REPORT

## (ALL DATABASES SEARCHED TO 1 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: SR 74 Corridor Study San Juan Capistrano, CA 92675 Latitude/Longitude: ( 33.520874, 117.619085 )	1200S0147 Marta Halabi District 12 Orange County, CA

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
<b>Agency / Database - Type of Records</b>				
<b>A) Databases searched to 1 mile:</b>				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and (TSD) associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
<b>B) Databases searched to 1 mile:</b>				
STATE SCL State equivalent CERCLIS list	0	0	0	0
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	0	0
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	1
STATE REG CO LUST Leaking Underground Storage Tanks	0	0	0	4
STATE/ REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	1	1
STATE DEED RSTR Sites with deed restrictions	0	0	0	0
STATE CORTESE State index of properties with hazardous waste	0	0	0	2
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	0
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	0



For more information call VISTA information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

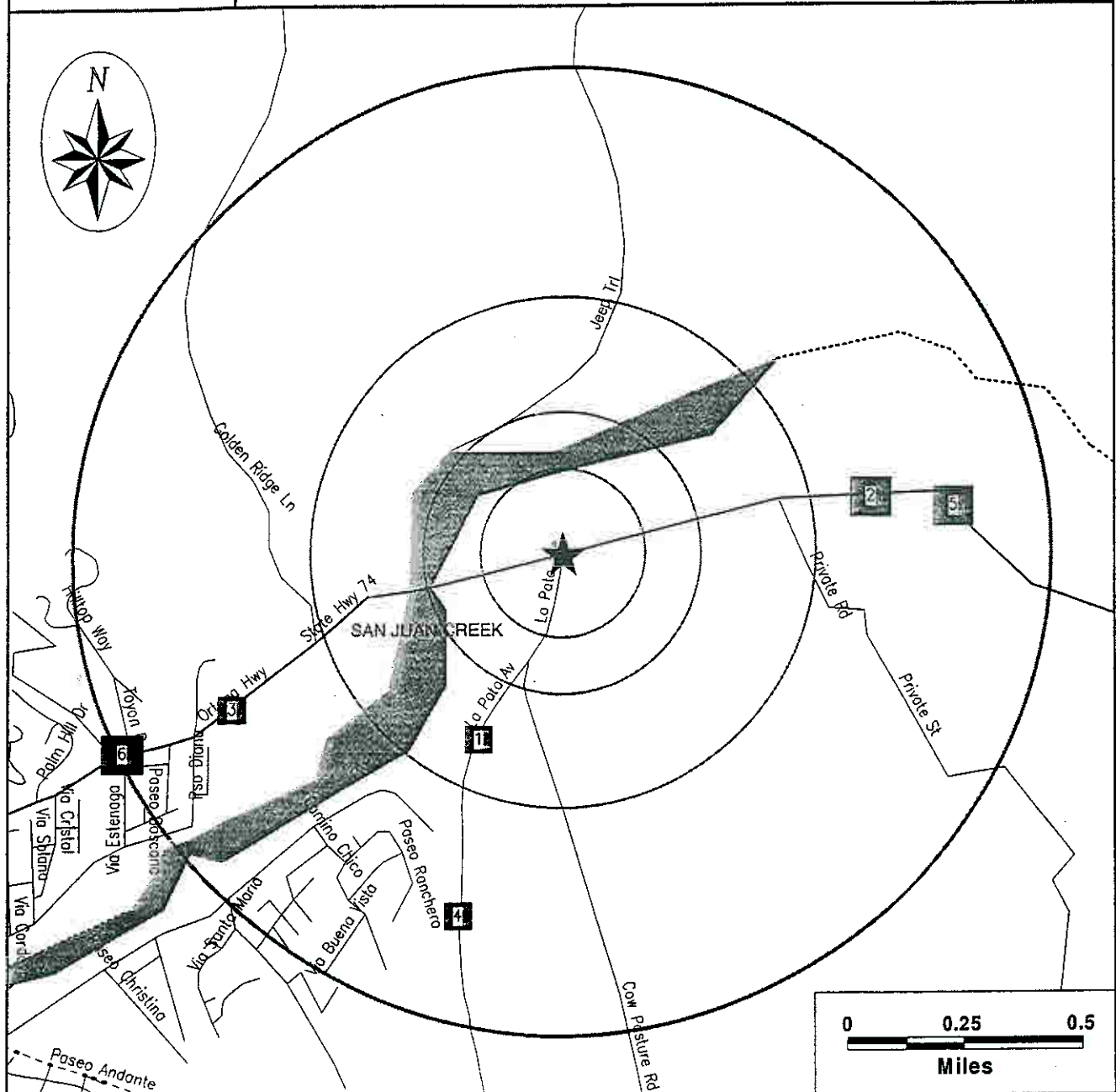
Version 2.6.1

Page #1

[illegible]

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## Map of Sites within One Mile



Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
★	Single Sites	◆	■	▲	○
	Multiple Sites	◆◆	■■	▲▲	○○
Highways and Major Roads		NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS
Roads		If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			
Railroads					
Rivers or Water Bodies					
Utilities					

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

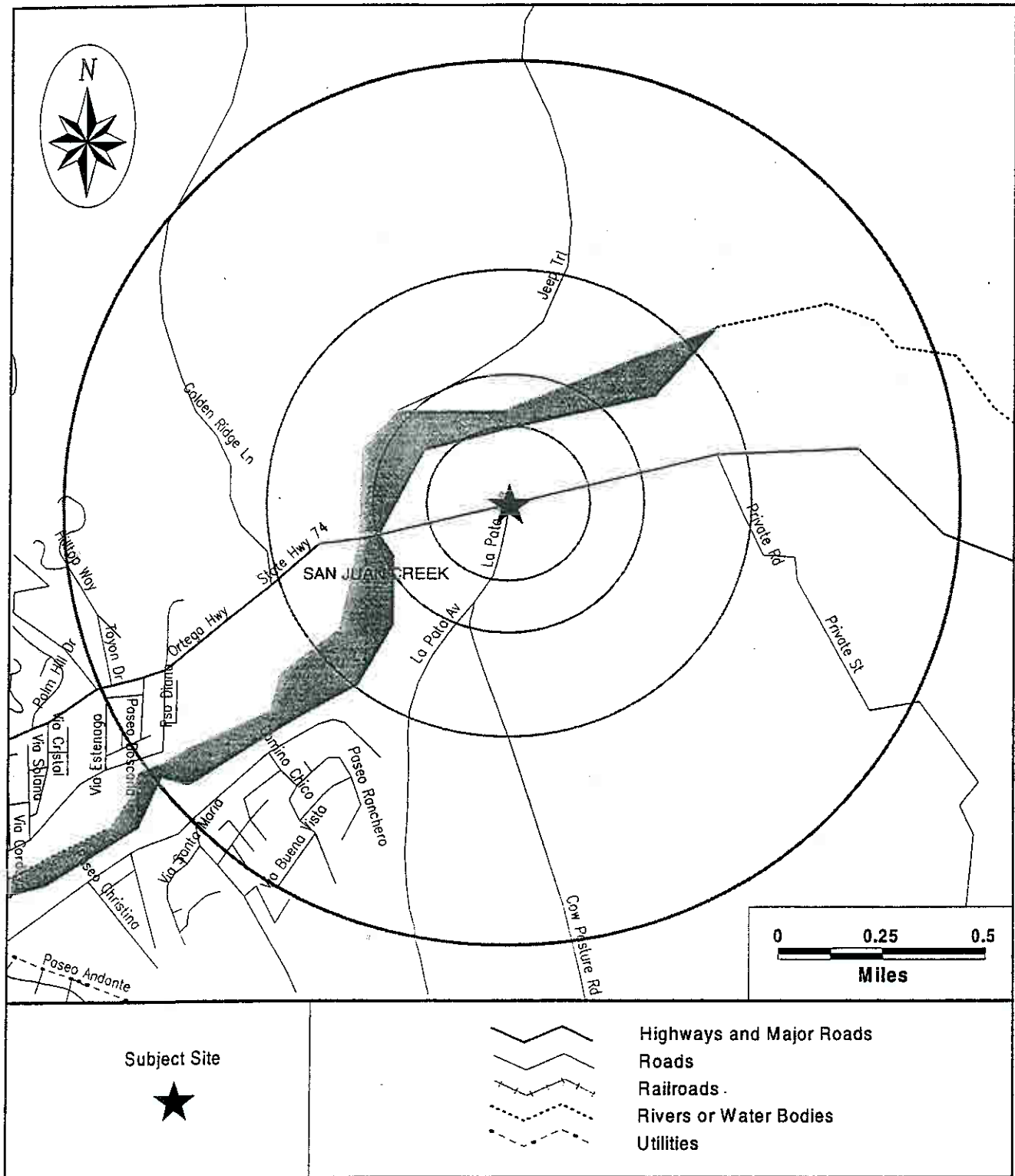
Report ID: 1200S0147

Date of Report: March 16, 2000

Page #3

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## Street Map





# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

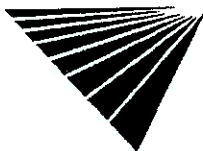
## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A		B								C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
			No Records Found																	

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A		B								C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
No Records Found																				

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A		B							C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	5338246 0.39 MI SW								X									

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B							C		D					
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
2	CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA SAN JUAN CAPISTRANO, CA 92675	72961 0.63 MI E								X			X				X		X	



X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

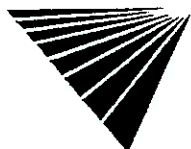
Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #5

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B								C			D		
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
2	OGLEBAY NORTON INDUSTRIAL SAND 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	5521324 0.63 MI E						X								X			
3	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1239230 0.74 MI W						X			X					X			
4	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	6831650 0.77 MI S							X										
5	SAN JUAN COMPANY 31471 ORTEGA HWY 87 SAN JUAN CAPISTRANO, CA 92675	6947722 0.79 MI E														X			
5	RANCHO MISSION VIEJO 31471 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1284456 0.79 MI E														X		X	
5	INDUSTRIAL ASPHALT 31511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675	3200575 0.81 MI E						X											
5	CALIFORNIA PORTLAND CEMENT CO 31511 ORTEGA HY SAN JUAN CAPISTRANO, CA 92675	12712810 0.81 MI E														X			
6	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	5356626 0.99 MI W					X											X	
6	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	3497554 1.00 MI W														X			



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #6

UNMAPPED SITES	VISTA ID	A			B							C			D				
		NPL	CORRA CTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	7448295							X											
LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	4223107						X												
PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	7431245							X											
SAN JUAN CAPISTRANO (DIST. 12) SAN JUAN CAPISTRANO, CA	6612759														X				
PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	6830417							X											
RE ED RESERVOIR LATITUDE 33-29-33N SAN JUAN CAPISTRANO, CA 92675	4950373																	X	

X = search criteria; \* = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #7



# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

### SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

### SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

<b>VISTA Address*:</b>	<b>LA PATA ROAD GREENWASTE FACILITY</b> <b>31748 LA PATA ROAD</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	<b>VISTA ID#:</b>	5338246
		<b>Distance/Direction:</b>	0.39 MI / SW
		<b>Plotted as:</b>	Point
<b>STATE SWLF - Solid Waste Landfill / SRC# 6544</b>		<b>Agency ID:</b>	30-AB-0364
<b>Agency Address:</b> LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA COMPOSTING FACILITY  <b>Facility Type:</b> <b>Facility Status:</b> ACTIVE <b>Facility Life:</b> NOT REPORTED <b>Permit Status:</b> PERMITTED/LICENSED <b>Waste:</b> MIXED WASTE			

Map ID

1

### SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

<b>VISTA Address*:</b>	<b>CALIFORNIA SILICA PRODUCTS CO</b> <b>31302 ORTEGA</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	<b>VISTA ID#:</b>	72961
		<b>Distance/Direction:</b>	0.63 MI / E
		<b>Plotted as:</b>	Point
<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b> CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA S J CAPISTRANO, CA 92693 4  <b>Underground Tanks:</b> <b>Aboveground Tanks:</b> NOT REPORTED <b>Tanks Removed:</b> NOT REPORTED			

Map ID

2

\* VISTA address includes enhanced city and ZIP.

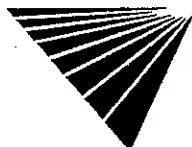
For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #8



**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

<b>Tank ID:</b>	T000U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	10000 (GALLONS)	<b>Tank Material:</b>	BARE STEEL
<b>Tank ID:</b>	T000U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	10000 (GALLONS)	<b>Tank Material:</b>	BARE STEEL
<b>Tank ID:</b>	T000U	<b>Tank Status:</b>	CLOSED REMOVED
<b>Tank Contents:</b>	UNKNOWN	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	10000 (GALLONS)	<b>Tank Material:</b>	BARE STEEL
<b>Tank ID:</b>	T000U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	UNLEADED GAS	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	1000 (GALLONS)	<b>Tank Material:</b>	BARE STEEL
<b>CORTESE / SRC# 4840</b>		<b>Agency ID:</b>	9UT2489
<b>Agency Address:</b>	CALIFORNIA SILICA PRODUCT 31302 ORTEGA SAN JUAN CAPISTRANO, CA 926750000		
<b>List Name:</b>	LEAKING TANK		
<b>Site ID:</b>	9UT2489		
<b>RCRA-SmGen - RCRA-Small Generator / SRC# 6556</b>		<b>EPA ID:</b>	CAD040522351
<b>Agency Address:</b>	CALIFORNIA SILICA PROD CO 31302 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675		
<b>Generator Class:</b>	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6597</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b>	CA SILICA PRODUCTS CO. 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
<b>Facility ID:</b>	9UT1752		
<b>Leak Date:</b>	10/11/90		
<b>Leak Report Date:</b>	10/11/90		
<b>Case Closed Date:</b>	06/20/91		
<b>Leak Cause:</b>	UNKNOWN		
<b>Leak Source:</b>	UNKNOWN		
<b>Substance:</b>	DIESEL		
<b>Remediation Event:</b>	ENFORCEMENT: NONE TAKEN		
<b>Remediation Status:</b>	CASE CLOSED		
<b>Media Affected:</b>	SOIL ONLY		
<b>Lead Agency:</b>	LOCAL AGENCY (COUNTY)		
<b>Description / Comment:</b>	LOCASENUM: 90UT240.BASINNUM: 901.20.GWDEPTH:		
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6597</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b>	CALIFORNIA SILICA PRODUCTS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
<b>Facility ID:</b>	9UT2489		
<b>Leak Date:</b>	03/19/93		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #9

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

Leak Report Date:	03/19/93
Leak Detection Method:	OTHER MEANS
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	GASOLINE
Remediation Event:	LEAK STOPPED BY: CLOSE TANKLEAK STOP DATE: 04/02/93ENFORCEMENT: NONE TAKEN
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY (COUNTY)
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USELOCASENUM: 93UT15,BASINNUM:901.28,GWDEPTH:

**STATE LUST - State Leaking Underground Storage Tank / SRC# 6658** EPA/Agency ID: N/A

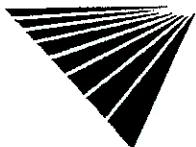
Agency Address:	CA SILICA PRODUCTS CO. 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675
Facility ID:	9UT1752
Leak Report Date:	10/11/19
Site Assessment Plan Submitted:	11/01/19
Case Closed Date:	06/20/19
Substance:	DIESEL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SAN DIEGO REGION
Description / Comment:	COUNTY: ORANGEXSTREET:REVIEW DATE: 05/28/19

**STATE LUST - State Leaking Underground Storage Tank / SRC# 6658** EPA/Agency ID: N/A

Agency Address:	CALIFORNIA SILICA PRODUCTS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675
Facility ID:	9UT2489
Leak Report Date:	03/19/19
Site Assessment Plan Submitted:	03/19/19
Substance:	GASOLINE
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SAN DIEGO REGION
Description / Comment:	COUNTY: ORANGEXSTREET:REVIEW DATE: 08/31/19

**STATE LUST - State Leaking Underground Storage Tank / SRC# 6667** EPA/Agency ID: N/A

Agency Address:	CALIFORNIA SILICA PRODUCTS CO 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675
Facility ID:	90UT240
Case Closed Date:	06/20/91
Substance:	DIESEL
Remediation Status:	DETERMINE SITE STATUS/NOTIFY STATE BOARD
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Version 2.6.1

Date of Report: March 16, 2000

Page #10



# SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.

Funding:	FEDERAL
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL
STATE LUST - State Leaking Underground Storage Tank / SRC# 6667	EPA/Agency ID: N/A
Agency Address:	CALIFORNIA SILICA PRODUCTS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675
Facility ID:	93UT15
Case Closed Date:	03/14/94
Substance:	GASOLINE
Remediation Event:	ACTION TAKEN BY RP
Remediation Status:	DETERMINE SITE STATUS/NOTIFY STATE BOARD
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL
Funding:	FEDERAL
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL

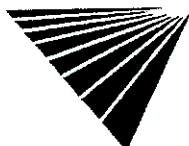
VISTA Address:	OGLEBAY NORTON INDUSTRIAL SAND 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5521324
		Distance/Direction:	0.63 MI / E
		Plotted as:	Point

Map ID:

2

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID: N/A
Agency Address:	SAME AS ABOVE
Facility ID:	9UT3523
Leak Date:	06/28/97
Leak Report Date:	07/31/97
Leak Detection Method:	TANK TEST
Substance:	DIESEL
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY (COUNTY)
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 97UT23, BASINUM: 901.25, GWDEPTH:

STATE LUST - State Leaking Underground Storage Tank / SRC# 6658	EPA/Agency ID: N/A
Agency Address:	SAME AS ABOVE
Facility ID:	9UT3523
Leak Report Date:	07/31/19
Site Assessment Plan Submitted:	07/31/19
Substance:	DIESEL
Remediation Status:	PRELIMINARY SITE ASSESSMENT WORKPLAN REQ
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	SAN DIEGO REGION
Description / Comment:	COUNTY: ORANGEXSTREET: LUCAS CANYON ROADREVIEW DATE: 08/29/19



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #11

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

<b>STATE UST - State Underground Storage Tank / SRC# 6666</b>		EPA/Agency ID:	N/A
Agency Address:	OGLEBAY NORTON INDUSTRIAL SANDS 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA		
Underground Tanks:	NOT REPORTED		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6667</b>		EPA/Agency ID:	N/A
Agency Address:	OGLEBOY NORTON INDUSTRIAL SANDS INC 31302 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	97UT24		
Substance:	DIESEL		
Remediation Status:	PRELIMINARY SITE ASSESSMENT		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		

VISTA Address*:	<b>RANCHO MISSION VIEJO</b> <b>28672 ORTEGA</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	VISTA ID#:	T239230
		Distance/Direction:	0.74 MI / W
		Plotted as:	Point

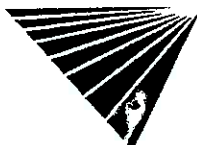
Map ID:

**3**

<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	T001U	Tank Status:	CLOSED REMOVED
Tank Contents:	UNKNOWN	Leak Monitoring:	Agency Code (*)
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL

<b>CORTESE / SRC# 4840</b>		Agency ID:	9UT2195
Agency Address:	SAME AS ABOVE		
List Name:	LEAKING TANK		
Site ID:	9UT2195		

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6597</b>		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/92		
Contamination Confirmed Date:	03/18/92		
Remediation Plan Date:	05/24/93		
Leak Cause:	UNKNOWN		
Leak Source:	UNKNOWN		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #12

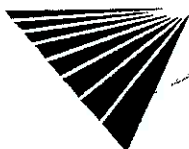
**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

Remediation Event:	ENFORCEMENT: NONE TAKEN		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY (COUNTY)		
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE/LOCASENUM: 92UT48.BASINNUM:901.28.GWDEPTH:		
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6658</b>		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	9UT2195		
Leak Report Date:	03/18/19		
Site Assessment Plan Submitted:	12/13/19		
Contamination Confirmed Date:	03/18/19		
Remediation Plan Date:	05/24/19		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND DISPOSE		
Remediation Status:	REMEDATION PLAN SUBMITTED		
Media Affected:	SOIL ONLY		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN DIEGO REGION		
Description / Comment:	COUNTY: ORANGEXSTREET:REVIEW DATE: 06/09/19		
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6667</b>		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28675 ORTEGA HWY SAN JUAN CAPISTRANO, CA 92675		
Facility ID:	92UT48		
Substance:	GASOLINE		
Remediation Event:	ACTION TAKEN BY RP		
Remediation Status:	REMEDIAL INVEST.FEASIBILITY STUDY, ETC.		
Media Affected:	GROUNDWATER		
Lead Agency:	LOCAL		
Funding:	FEDERAL		
Description / Comment:	REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES		

VISTA Address*:	<b>SIERRA SOILS</b> <b>30921 LA PATA ROAD</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	VISTA ID#:	6831650
		Distance/Direction:	0.77 MI / S
		Plotted as:	Point
<b>STATE SWLF - Solid Waste Landfill / SRC# 6544</b>		Agency ID:	30-AB-0372
Agency Address:	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA		
Facility Type:	COMPOSTING FACILITY		
Facility Status:	ACTIVE		
Facility Life:	NOT REPORTED		
Permit Status:	PERMITTED/LICENSED		
Waste:	ANIMALS (WASTE BODIES)		

Map ID

**4**



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #13

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

<b>VISTA Address*:</b>	<b>SAN JUAN COMPANY</b>	<b>VISTA ID#:</b>	6947722
	<b>31471 ORTEGA HWY 87</b>	<b>Distance/Direction:</b>	0.79 MI / E
	<b>SAN JUAN CAPISTRANO, CA 92675</b>	<b>Plotted as:</b>	Point

Map ID:  
**5**

<b>STATE UST - State Underground Storage Tank / SRC# 6666</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b>	SAN JUAN COMPANY 31471 ORTEGA HWY 87 SAN JUAN CAPISTRANO, CA NOT REPORTED		
<b>Underground Tanks:</b>	NOT REPORTED		
<b>Aboveground Tanks:</b>	NOT REPORTED		
<b>Tanks Removed:</b>	NOT REPORTED		

<b>VISTA Address*:</b>	<b>RANCHO MISSION VIEJO</b>	<b>VISTA ID#:</b>	1284456
	<b>31471 ORTEGA</b>	<b>Distance/Direction:</b>	0.79 MI / E
	<b>SAN JUAN CAPISTRANO, CA 92675</b>	<b>Plotted as:</b>	Point

Map ID:  
**5**

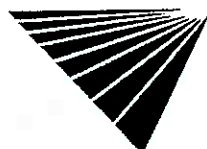
<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b>	RANCHO MISSION VIEJO 31471 ORTEGA SAN JUAN CAPISTRANO, CA 92675 1		
<b>Underground Tanks:</b>	NOT REPORTED		
<b>Aboveground Tanks:</b>	NOT REPORTED		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	PETROLEUM	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	FIBERGLASS
<b>Tank Size (Units):</b>	500 (GALLONS)	<b>Tank Material:</b>	BARE STEEL

<b>RCRA-SmGen - RCRA-Small Generator / SRC# 6556</b>		<b>EPA ID:</b>	CAD983598731
<b>Agency Address:</b>	RANCHO MISSION VIEJO 31471 ORTEGA HWY BLG 87 SAN JUAN CAPISTRANO, CA 92675		
<b>Generator Class:</b>	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		

<b>VISTA Address*:</b>	<b>INDUSTRIAL ASPHALT</b>	<b>VISTA ID#:</b>	3200575
	<b>31511 ORTEGA HIGHWAY</b>	<b>Distance/Direction:</b>	0.81 MI / E
	<b>SAN JUAN CAPISTRANO, CA 92675</b>	<b>Plotted as:</b>	Point

Map ID:  
**5**

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 5873</b>		<b>EPA/Agency ID:</b>	N/A
<b>Agency Address:</b>	INDUSTRIAL ASPHALT 31511 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA NOT HAZARD		
<b>Substance:</b>	CASE CLOSED/CLEANUP COMPLETE		
<b>Remediation Status:</b>	INDUSTRIAL ASPHALT		
<b>Responsible Party:</b>			



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

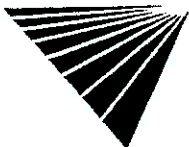
Version 2.6.1

Date of Report: March 16, 2000

Page #14

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

VISTA Address*:	<b>CALIFORNIA PORTLAND CEMENT CO</b> <b>31511 ORTEGA HY</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	VISTA ID#:	12712810	Map ID: <b>5</b>
		Distance/Direction:	0.81 MI / E	
		Plotted as:	Point	
<b>STATE UST - State Underground Storage Tank / SRC# 6666</b>		EPA/Agency ID:	N/A	
Agency Address:		CALIFORNIA PORTLAND CEMENT CO 31511 ORTEGA HY SAN JUAN CAPISTRANO, CA		
Underground Tanks:		NOT REPORTED		
Aboveground Tanks:		NOT REPORTED		
Tanks Removed:		NOT REPORTED		
VISTA Address*:	<b>FORD MOTOR CO</b> <b>33600 ORTEGA HWY TSD SITE</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	VISTA ID#:	5356626	Map ID: <b>6</b>
		Distance/Direction:	0.99 MI / W	
		Plotted as:	Point	
<b>RCRA-SmGen - RCRA-Small Generator / SRC# 6556</b>		EPA ID:	CAD981393085	
Agency Address:		SAME AS ABOVE		
Generator Class:		Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
<b>RCRA-TSD / SRC# 6556</b>		EPA ID:	CAD981393085	
Agency Address:		SAME AS ABOVE		
Off-Site Waste Received:		NO		
Land Disposal:		NO		
Incinerator:		NO		
Storage/Treatment:		NO		
VISTA Address*:	<b>CASPER REGIONAL PARK</b> <b>33401 ORTEGA</b> <b>SAN JUAN CAPISTRANO, CA 92675</b>	VISTA ID#:	3497554	Map ID: <b>6</b>
		Distance/Direction:	1.00 MI / W	
		Plotted as:	Point	
<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		EPA/Agency ID:	N/A	
Agency Address:		CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:		2		
Aboveground Tanks:		NOT REPORTED		
Tanks Removed:		NOT REPORTED		
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE	
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (*)	
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS	
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL	
Tank ID:	T001U	Tank Status:	ACTIVE/IN SERVICE	
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (*)	
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS	
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL	



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #15

# UNMAPPED SITES

VISTA Address*:	SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	VISTA ID#:	7448295
-----------------	---	------------	---------

WMUDS / SRC# 5857	Agency ID:	9 300005NUR
Agency Address:	SAME AS ABOVE	
Solid Waste Inventory System ID:	NOT REPORTED	
Facility Type:	Not reported	
Facility In State Board Waste Discharger System:	NO	
Chapter 15 Facility:	NO	
Solid Waste Assessment Test Facility:	NO	
Toxic Pits Cleanup Act Facility:	NO	
RCRA Facility:	NO	
Department of Defense Facility:	NO	
Open To Public:	NO	
Number Of Waste Management Units:	1	
Rank:	NOT REPORTED	
Enforcements At Facility:	NO	
Violations At Facility:	NO	

VISTA Address*:	LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	4223107
-----------------	--	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 6597	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Facility ID:	9UT197	
Leak Date:	04/12/85	
Leak Report Date:	04/23/85	
Site Assessment Began:	10/30/85	
Pollution Characterization Date:	07/14/86	
Remediation Plan Date:	09/29/86	
Case Closed Date:	12/11/91	
Leak Detection Method:	OTHER MEANS	
Leak Cause:	UNKNOWN	
Leak Source:	UNKNOWN	
Substance:	GASOLINE	
Remediation Event:	EXCAVATE AND TREAT	
Remediation Event:	LEAK STOPPED BY: OTHER MEANS ENFORCEMENT: NONE TAKEN	
Remediation Status:	CASE CLOSED	
Media Affected:	AQUIFER (MUNICIPAL USE)	
Lead Agency:	LOCAL AGENCY (COUNTY)	
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 85UT40, BASIN NUM: 901.27, GW DEPTH: 6.8'	



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #16



**UNMAPPED SITES CONT.**

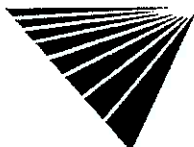
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6658</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	9UT197		
Leak Report Date:	04/23/19		
Site Assessment Plan Submitted:	04/23/19		
Site Assessment Began:	10/30/19		
Pollution Characterization Date:	07/14/19		
Remediation Plan Date:	09/29/19		
Case Closed Date:	12/11/19		
Substance:	GASOLINE		
Remediation Event:	EXCAVATE AND TREAT		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Lead Agency:	LOCAL AGENCY		
Region / District:	SAN DIEGO REGION		
Description / Comment:	COUNTY: ORANGEXSTREET: LA NOVIA AVENUE REVIEW DATE: 08/27/19		

VISTA Address*:	PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	7431245
-----------------	--	------------	---------

<b>WMUDS / SRC# 5857</b>		Agency ID:	9 300002NUR
Agency Address:	SAME AS ABOVE		
Solid Waste Inventory System ID:	NOT REPORTED		
Facility Type:	Not reported		
Facility In State Board Waste Discharger System:	NO		
Chapter 15 Facility:	NO		
Solid Waste Assessment Test Facility:	NO		
Toxic Pits Cleanup Act Facility:	NO		
RCRA Facility:	NO		
Department of Defense Facility:	NO		
Open To Public:	NO		
Number Of Waste Management Units:	1		
Rank:	NOT REPORTED		
Enforcements At Facility:	NO		
Violations At Facility:	NO		

VISTA Address*:	PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	VISTA ID#:	6830417
-----------------	--	------------	---------

<b>STATE SWLF - Solid Waste Landfill / SRC# 6544</b>		Agency ID:	30-CR-0053
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	OTHER		
Permit Status:	UNDER REVIEW		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #17

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

**NPL**  
**SRC#: 6558** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was January, 2000.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 6599** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Calsites Database: Annual Workplan Sites was October, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

**CORRACTS**  
**SRC#: 6556** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for HWDMS/RCRIS was December, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

### B) DATABASES SEARCHED TO 1 MILE

**CERCLIS**  
**SRC#: 6474** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for CERCLIS was October, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #18

**Cal Cerclis**  
**SRC#: 2462**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.**

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.

**NFRAP**  
**SRC#: 6475**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS-NFRAP was October, 1999.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

**SCL**  
**SRC#: 6598**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was October, 1999.**

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at: .

The CalSites database includes both known and potential sites. Two- thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

**RCRA-TSD**  
**SRC#: 6556**

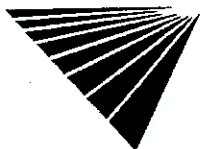
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

**SWLF**  
**SRC#: 5945**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Los Angeles Landfills was April, 1999.**

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.



**SWLF**  
**SRC#: 6544**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.**

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

**Orange**  
**County Landfill**  
**SRC#: 6433**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County Landfills was April, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**WMUDS**  
**SRC#: 5857**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23. Waters.

**LUST**  
**SRC#: 5873**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #9-SLIC List was August, 1996.**

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

**LUST RG6**  
**SRC#: 6275**

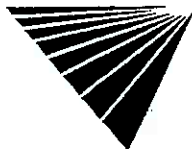
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Lahontan Region LUST List was August, 1999.**

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

**LUST**  
**SRC#: 6277**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #8-SLIC List was July, 1999.**

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.



**LUST RG8**  
**SRC#: 6542**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1999.**

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

**LUST RG9**  
**SRC#: 6597**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #9 Leaking Underground Storage Tank List was October, 1999.**

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

**LUST**  
**SRC#: 6658**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Lust Information System (LUSTIS) was January, 2000.**

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

**LUST**  
**SRC#: 6667**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County-Groundwater Cleanup Program was December, 1999.**

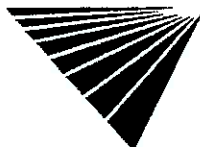
This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**CORTESE**  
**SRC#: 4840**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.**

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Date of Report: March 16, 2000

Version 2.6.1

Page #21

**Deed  
Restrictions  
SRC#: 1703**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Deed Restriction Properties Report was April, 1994.**

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

**Toxic Pits  
SRC#: 2229**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.**

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

**Water Wells  
SRC#: 5384**

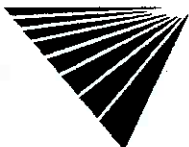
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for USGS WATER WELLS was March, 1998.**

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

**C) DATABASES SEARCHED TO 1 MILE**

**RCRA-Viols/Enf** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: **1200S0147**

Version 2.6.1

Date of Report: **March 16, 2000**

Page #22



UST's  
SRC#: 1612

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Underground Storage Tank Registrations Database was January, 1994.**

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 5498

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Fullerton Underground Storage Tank List was December, 1998.**

This database is provided by the Fullerton Fire Department. The agency may be contacted at: 714-738-3160; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6589

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Orange Underground Storage Tank List was September, 1999.**

This database is provided by the City of Orange Fire Department. The agency may be contacted at: 714-288-2541; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6590

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Anaheim UST Listing was October, 1999.**

This database is provided by the City of Anaheim. The agency may be contacted at: 714-765-4049; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6666

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County Underground Tank Facilities was December, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6672

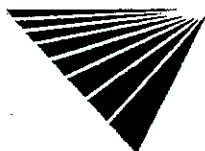
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Santa Ana City UST List was January, 2000.**

This database is provided by the City of Santa Ana Fire Department. The agency may be contacted at: 714-647-5761; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's  
SRC#: 6669

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Aboveground Storage Tank Database was December, 1999.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



**TRIS**  
**SRC#: 4946**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for TRIS was January, 1998.**

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities( Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

**D) DATABASES SEARCHED TO 1 MILE**

**ERNS**  
**SRC#: 6181**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for ERNS was August, 1999.**

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

**RCRA-LgGen**  
**SRC#: 6556**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

**RCRA-SmGen**  
**SRC#: 6556**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was December, 1999.**

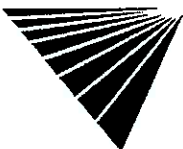
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

**SPILL**  
**SRC#: 5849**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County-Industrial Cleanups was January, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**End of Report**



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0147

Version 2.6.1

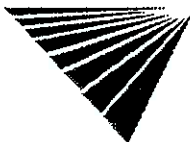
Date of Report: March 16, 2000

Page #24

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 08690K Orega Hwy Widening San Juan Capistrano, CA 92675 Latitude/Longitude: ( 33.512636, 117.640166 )	1200S0021 Marta Halabi District 12 Irvine, CA

Site Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
<b>A) Databases searched to 1 mile:</b>						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS (ISD)	RCRA Corrective Actions and associated TSD	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
<b>B) Databases searched to 1 mile:</b>						
STATE	SCL	State equivalent CERCLIS list	0	0	0	0
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	0
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	1	0	0
STATE REG CO	LUST	Leaking Underground Storage Tanks	0	0	1	0
STATE/ REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	5
STATE	DEED RSTR	Sites with deed restrictions	0	0	0	0
STATE	CORTESE	State index of properties with hazardous waste	0	0	1	0
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	0
USGS/STATE	WATER WELLS	Federal and State Drinking Water Sources	0	0	0	0



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

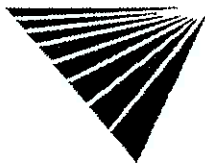
Version 2.6.1

Page #1



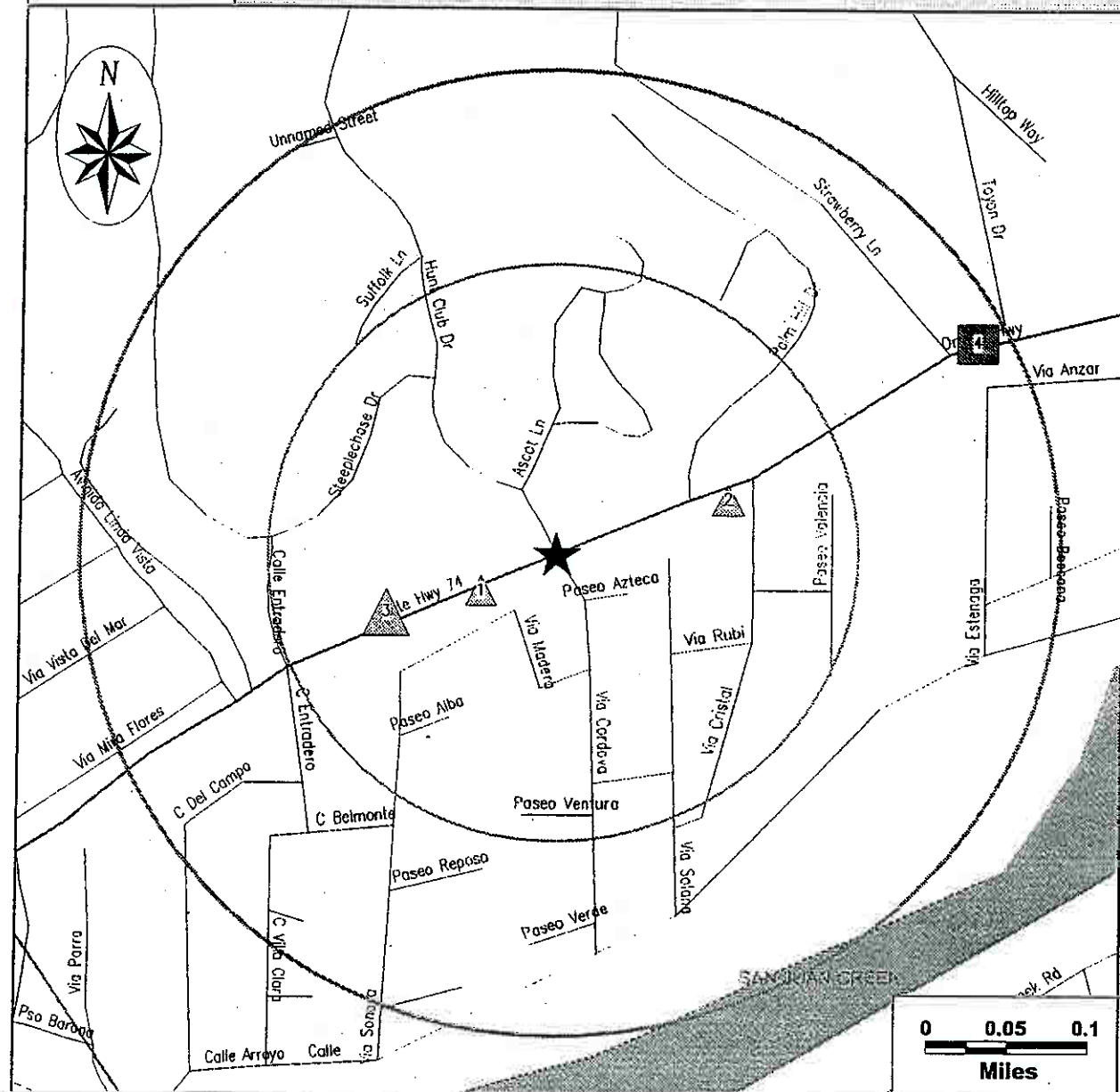






# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## Map of Sites within Quarter Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD)  CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL  RCRA VIOL, TRIS, UST  ERNS, GENERATORS	If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.			

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 1200S0021

Date of Report: February 2, 2000

Page #4







## Street Map



Date of Report: February 2, 2000

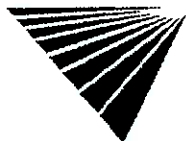
Page #6

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A			B								C		D				
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
1	CAPISTRANO WHOLESALE NURSERY 29812 ORTEGA SAN JUAN CAPISTRA, CA 92675	1284439 0.00 MI NA															X			
2	TALEGA LIFT STATION #2 31500 ORTEGA HY SAN JUAN CAPISTRANO, CA	4988387 0.05 MI E															X			
3	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA HY SAN JUAN CAPISTRANO, CA	1284443 0.05 MI W															X			
3	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1178126 0.05 MI W															X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A			B							C		D					
			NPL	CORRAGIS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
4	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	3497554 0.23 MI NE															X			
4	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	5356626 0.24 MI E							X										X	



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

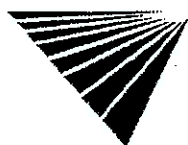
Version 2.6.1

Page #7



MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A		B								C		D					
			NPL	CORRACTS(TSD)	SPI	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
5	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	1239230 0.48 MI E							X			X					X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A		B							C		D						
			NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	SPILLS
6	FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SANTA ANA, CA 92701	5445794 0.82 MI							X											
6	FORSTER CANYON LANDFILL - CLOSED LA NOVA SAN JUAN CREEK RD. SAN JUAN CAPISTRANO, CA	5338285 0.82 MI							X											
6	FORSTER CANYON LANDFILL STN 17 FORSTER CANYON ROAD SAN JUAN CAPISTRANO, CA	4824755 0.82 MI							X											
7	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA 92675	1284450 0.88 MI W															X			
7	MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675	4027920 0.88 MI W															X			
8	SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	6831650 0.95 MI E							X											
9	ORTEGA CLEANERS 31654 RANCHO VIEJO RD STE F SAN JUAN CAPISTRANO, CA 92675	312375 0.95 MI SW																	X	
10	SAN JUAN HILLS GOLF CLUBHOUSE 32120 SAN JUAN CREEK SAN JUAN CAPISTRANO, CA 92675	4042340 0.97 MI SW															X			
11	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	5338246 0.98 MI E							X											



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

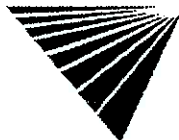
Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #8

UNMAPPED SITES	VISTA ID	A		B									C		D				
		NPL	CORRACTS(TSD)	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSIR	CORTESE	TOXIC PITS	WATER WELLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRIR	SPILLS
SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	7448295								X										
RE ED RESERVOIR LATITUDE 33-29-33N SAN JUAN CAPISTRANO, CA 92675	4950373																	X	
SAN JUAN CAPISTRANO (DIST. 12) SAN JUAN CAPISTRANO, CA	6612759														X				
PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	7431245								X										
PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	6830417								X										
LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	4223107							X											



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #9

# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	CAPISTRANO WHOLESALE NURSERY 29812 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1284439
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point
<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		EPA/Agency ID:	N/A
Agency Address: SAME AS ABOVE			
Underground Tanks: 1			
Aboveground Tanks: NOT REPORTED			
Tanks Removed: NOT REPORTED			
Tank ID:	T001U	Tank Status:	OTHER
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	BARE STEEL
Tank Size (Units):	550 (GALLONS)	Tank Material:	BARE STEEL

Map ID:

1

VISTA Address*:	TALEGA LIFT STATION #2 31500 ORTEGA HY SAN JUAN CAPISTRANO, CA	VISTA ID#:	4988387
		Distance/Direction:	0.05 MI / E
		Plotted as:	Point
<b>STATE UST - State Underground Storage Tank / SRC# 6438</b>		EPA/Agency ID:	N/A
Agency Address: SAME AS ABOVE			
Underground Tanks: NOT REPORTED			
Aboveground Tanks: NOT REPORTED			
Tanks Removed: NOT REPORTED			

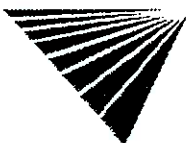
Map ID:

2

VISTA Address*:	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA HY SAN JUAN CAPISTRANO, CA	VISTA ID#:	1284443
		Distance/Direction:	0.05 MI / W
		Plotted as:	Point
<b>STATE UST - State Underground Storage Tank / SRC# 6438</b>		EPA/Agency ID:	N/A
Agency Address: SAME AS ABOVE			
Underground Tanks: NOT REPORTED			
Aboveground Tanks: NOT REPORTED			
Tanks Removed: NOT REPORTED			

Map ID:

3



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #10



**PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.**

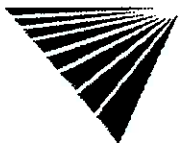
VISTA Address:	CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1178126
		Distance/Direction:	0.05 MI / W
		Plotted as:	Point

Map ID:

**3**

STATE UST - State Underground Storage Tank / SRC# 1612	EPA/Agency ID:	N/A
--	----------------	-----

<b>Agency Address:</b>		CHIQUITA WATER RECLAMATION PL 28793 ORTEGA SAN JUAN CAPISTRANO, CA 92675	
<b>Underground Tanks:</b>		6	
<b>Aboveground Tanks:</b>		NOT REPORTED	
<b>Tanks Removed:</b>		NOT REPORTED	
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	4000 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	UNLEADED GAS	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	4000 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	PETROLEUM	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	550 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	2500 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	PETROLEUM	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	550 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS
<b>Tank ID:</b>	T001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	DIESEL	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	1000 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #11

**SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)**

VISTA Address*:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	3497554
		Distance/Direction:	0.23 MI / NE
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	CASPER REGIONAL PARK 33401 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	2		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	1000 (GALLONS)	Tank Material:	BARE STEEL
Tank ID:	1001U	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	Agency Code (')
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS
Tank Size (Units):	500 (GALLONS)	Tank Material:	BARE STEEL

Map ID:

**4**

VISTA Address*:	FORD MOTOR CO 33600 ORTEGA HWY TSD SITE SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	5356626
		Distance/Direction:	0.24 MI / E
		Plotted as:	Point
RCRA-SmGen - RCRA-Small Generator / SRC# 6379		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		
RCRA-TSD / SRC# 6379		EPA ID:	CAD981393085
Agency Address:	SAME AS ABOVE		
Off-Site Waste Received:	NO		
Land Disposal:	NO		
Incinerator:	NO		
Storage/Treatment:	NO		

Map ID:

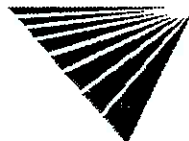
**4**

**SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)**

VISTA Address*:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	1239230
		Distance/Direction:	0.48 MI / E
		Plotted as:	Point
STATE UST - State Underground Storage Tank / SRC# 1612		EPA/Agency ID:	N/A
Agency Address:	RANCHO MISSION VIEJO 28672 ORTEGA SAN JUAN CAPISTRANO, CA 92675		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Map ID:

**5**



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #12

**SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.**

<b>Tank ID:</b>	1001U	<b>Tank Status:</b>	CLOSED REMOVED
<b>Tank Contents:</b>	UNKNOWN	<b>Leak Monitoring:</b>	Agency Code (*)
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	500 (GALLONS)	<b>Tank Material:</b>	BARE STEEL

<b>CORTESE / SRC# 4840</b>	<b>Agency ID:</b>	9UT2195
----------------------------	-------------------	---------

**Agency Address:** SAME AS ABOVE

**List Name:** LEAKING TANK

**Site ID:** 9UT2195

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6351</b>	<b>EPA/Agency ID:</b>	N/A
--	-----------------------	-----

**Agency Address:** RANCHO MISSION VIEJO  
28672 ORTEGA HWY  
SAN JUAN CAPISTRANO, CA 92675

**Facility ID:** 9UT2195

**Leak Report Date:** 03/18/92

**Site Assessment Plan Submitted:** 12/13/92

**Contamination Confirmed Date:** 03/18/92

**Remediation Plan Date:** 05/24/93

**Leak Cause:** UNKNOWN

**Leak Source:** UNKNOWN

**Substance:** GASOLINE

**Remediation Event:** EXCAVATE AND DISPOSE

**Remediation Event:** ENFORCEMENT: NONE TAKEN

**Remediation Status:** REMEDIATION PLAN SUBMITTED

**Media Affected:** SOIL ONLY

**Lead Agency:** LOCAL AGENCY (COUNTY)

**Description / Comment:** BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM:  
92UT48, BASIN NUM: 901.28, GW DEPTH:

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6540</b>	<b>EPA/Agency ID:</b>	N/A
--	-----------------------	-----

**Agency Address:** RANCHO MISSION VIEJO  
28675 ORTEGA HWY  
SAN JUAN CAPISTRANO, CA 92675

**Facility ID:** 92UT48

**Substance:** GASOLINE

**Remediation Event:** ACTION TAKEN BY RP

**Media Affected:** GROUNDWATER

**Lead Agency:** LOCAL

**Funding:** FEDERAL

**Description / Comment:** REFERRED: NOT REFERRED TO REGIONAL SITE OPEN: YES

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 6545</b>	<b>EPA/Agency ID:</b>	N/A
--	-----------------------	-----

**Agency Address:** RANCHO MISSION VIEJO  
28672 ORTEGA HWY  
SAN JUAN CAPISTRANO, CA 92675

**Facility ID:** 9UT2195

**Leak Report Date:** 03/18/92

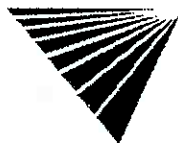
**Site Assessment Plan Submitted:** 12/13/92

**Contamination Confirmed Date:** 03/18/92

**Remediation Plan Date:** 05/24/93

**Substance:** GASOLINE

**Remediation Event:** EXCAVATE AND DISPOSE



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #13

**SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.**

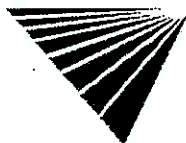
<b>Remediation Status:</b>	REMEDIAN PLAN SUBMITTED
<b>Media Affected:</b>	SOIL ONLY
<b>Lead Agency:</b>	LOCAL AGENCY
<b>Region / District:</b>	SAN DIEGO REGION
<b>Description / Comment:</b>	COUNTY: ORANGEXSTREET:REVIEW DATE:

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)**

<b>VISTA Address*</b>	<b>FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SANTA ANA, CA 92701</b>	<b>VISTA ID#:</b>	5445794
		<b>Distance:</b>	0.82 MI
		<b>Plotted as:</b>	Polygon
<b>WMUDS / SRC# 5857</b>		<b>Agency ID:</b>	9-000000586
<b>Agency Address:</b>	FORSTER CANYON LANDFILL I-5 AT SAN JUAN CREEK ROAD SAN JUAN CAPISTRANO, CA 92701		
<b>Solid Waste Inventory System ID:</b>	30-AB-0366		
<b>Facility Type:</b>	SOLID WASTE SITES-CLASS III - Landfills for nonhazardous solid wastes.		
<b>Facility In State Board Waste Discharger System:</b>	NO		
<b>Chapter 15 Facility:</b>	NO		
<b>Solid Waste Assessment Test Facility:</b>	NO		
<b>Toxic Pits Cleanup Act Facility:</b>	NO		
<b>RCRA Facility:</b>	NO		
<b>Department of Defense Facility:</b>	NO		
<b>Open To Public:</b>	NO		
<b>Number Of Waste Management Units:</b>	1		
<b>Threat To Water:</b>	MAJOR THREAT TO WATER QUALITY		
<b>Complexity:</b>	Category B - Any facility having a physical, chemical or biological waste treatment system (except for septic systems with subsurface disposal), or any Class I or II disposal site, or facilities without treatment systems that are complex, such as manins with petroleum products, solid wastes, and sewage pump out facilities.		
<b>Facility Status:</b>	ACTIVE - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements. Those facilities that are not under Waste Discharge Requirements (WURDs) are coded as ACTIVE when: 1) there is an active enforcement order for the facility, 2) there is a significant violation that has not been resolved to the satisfaction of the Regional Board, 3) after an inspection further action is required to mitigate a problem at the facility, or 4) there is some problem that the Regional Board considers significant enough to warrant classification as an ACTIVE facility.		
<b>Waste 1 (Nature/Type):</b>	NONHAZARDOUS SOLID WASTES - Influent or solid wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (e.g. garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid wastes). / "SOLID WASTES"		
<b>Waste 2 (Nature/Type):</b>	NOT REPORTED		
<b>Rank:</b>	NOT REPORTED		
<b>Enforcements At Facility:</b>	NO		
<b>Violations At Facility:</b>	YES		

Map ID

6



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #14



**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

VISTA Address*	<b>FORSTER CANYON LANDFILL - CLOSED</b> LA NOVA SAN JUAN CREEK RD. SAN JUAN CAPISTRANO, CA	VISTA ID#:	5338285
		Distance:	0.82 MI
		Plotted as:	Polygon
STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-AB-0366
Agency Address:		SAME AS ABOVE	
Facility Type:		SOLID WASTE DISPOSAL FACILITY	
Facility Status:		CLOSED	
Facility Life:		NOT REPORTED	
Permit Status:		OTHER	
Waste:		OTHER	

Map ID

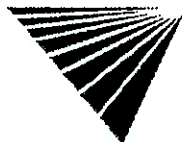
**6**

VISTA Address*	<b>FORSTER CANYON LANDFILL STN 17</b> FORSTER CANYON ROAD SAN JUAN CAPISTRANO, CA	VISTA ID#:	4824755
		Distance:	0.82 MI
		Plotted as:	Polygon
WMUDS / SRC# 5857		Agency ID:	9-000036N90

Map ID

**6**

Agency Address:	SAME AS ABOVE
Solid Waste Inventory System ID:	NOT REPORTED
Facility Type:	SOLID WASTE SITES-CLASS III - Landfills for nonhazardous solid wastes.
Facility In State Board Waste Discharger System:	NO
Chapter 15 Facility:	NO
Solid Waste Assessment Test Facility:	NO
Toxic Pits Cleanup Act Facility:	NO
RCRA Facility:	NO
Department of Defense Facility:	NO
Open To Public:	NO
Number Of Waste Management Units:	1
Threat To Water:	MODERATE THREAT TO WATER QUALITY
Complexity:	Category B - Any facility having a physical, chemical or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marinas with petroleum products, solid wastes, and sewage pump out facilities.
Facility Status:	HISTORICAL - Any regulated facility for which the Regional Board has rescinded all WDRs or consciously allowed an NPOS permit to expire. Those facilities that are not under Waste Discharge Requirements (WDRs) may be set to HISTORY when the Regional Board considers regular enforcement, monitoring or compliance activities unnecessary at the facility any unregulated discharger with a pending application.
Waste 1 (Nature/Type):	*NONHAZARDOUS SOLID WASTES - Influent or solid wastes that contain nonhazardous putrescible and nonputrescible solid, semisolid, and liquid wastes (e.g. garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid wastes). * / "SOLID WASTES"
Waste 2 (Nature/Type):	NOT REPORTED
Rank:	NOT REPORTED
Enforcements At Facility:	NO
Violations At Facility:	NO



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 120050021

Version 2.6.1

Date of Report: February 2, 2000

Page #15

**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

<b>VISTA Address*:</b>	<b>MARBELLA GOLF COUNTRY CLUB</b> 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA 92675	<b>VISTA ID#:</b>	1284450	<b>Map ID</b> <b>7</b>
		<b>Distance/Direction:</b>	0.88 MI / W	
		<b>Plotted as:</b>	Point	
<b>STATE UST - State Underground Storage Tank / SRC# 6438</b>		<b>EPA/Agency ID:</b>	N/A	
<b>Agency Address:</b>		MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB DR SAN JUAN CAPISTRANO, CA		
<b>Underground Tanks:</b>		NOT REPORTED		
<b>Aboveground Tanks:</b>		NOT REPORTED		
<b>Tanks Removed:</b>		NOT REPORTED		

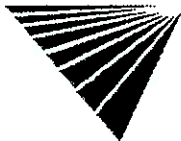
<b>VISTA Address*:</b>	<b>MARBELLA GOLF COUNTRY CLUB</b> 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675	<b>VISTA ID#:</b>	4027920	<b>Map ID</b> <b>7</b>
		<b>Distance/Direction:</b>	0.88 MI / W	
		<b>Plotted as:</b>	Point	
<b>STATE UST - State Underground Storage Tank / SRC# 1612</b>		<b>EPA/Agency ID:</b>	N/A	
<b>Agency Address:</b>		MARBELLA GOLF COUNTRY CLUB 30650 GOLF CLUB SAN JUAN CAPISTRANO, CA 92675		
<b>Underground Tanks:</b>		1		
<b>Aboveground Tanks:</b>		NOT REPORTED		
<b>Tanks Removed:</b>		NOT REPORTED		
<b>Tank ID:</b>	U001U	<b>Tank Status:</b>	NOT AVAILABLE	
<b>Tank Contents:</b>	NOT AVAILABLE	<b>Leak Monitoring:</b>	UNKNOWN	
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	NOT AVAILABLE	
<b>Tank Size (Units):</b>	NOT REPORTED (NOT AVAILABLE)	<b>Tank Material:</b>	NOT AVAILABLE	

<b>VISTA Address*:</b>	<b>SIERRA SOILS</b> 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA 92675	<b>VISTA ID#:</b>	6831650	<b>Map ID</b> <b>8</b>
		<b>Distance/Direction:</b>	0.95 MI / E	
		<b>Plotted as:</b>	Point	
<b>STATE SWLF - Solid Waste Landfill / SRC# 6544</b>		<b>Agency ID:</b>	30-AB-0372	
<b>Agency Address:</b>		SIERRA SOILS 30921 LA PATA ROAD SAN JUAN CAPISTRANO, CA		
<b>Facility Type:</b>		COMPOSTING FACILITY		
<b>Facility Status:</b>		ACTIVE		
<b>Facility Life:</b>		NOT REPORTED		
<b>Permit Status:</b>		PERMITTED/LICENSED		
<b>Waste:</b>		ANIMALS (WASTE BODIES)		

<b>VISTA Address*:</b>	<b>ORTEGA CLEANERS</b> 31654 RANCHO VIEJO RD STE F SAN JUAN CAPISTRANO, CA 92675	<b>VISTA ID#:</b>	312315	<b>Map ID</b> <b>9</b>
		<b>Distance/Direction:</b>	0.95 MI / SW	
		<b>Plotted as:</b>	Point	
<b>RCRA-SmGen - RCRA-Small Generator / SRC# 6379</b>		<b>EPA ID:</b>	CAD982029530	
<b>Agency Address:</b>		SAME AS ABOVE		
<b>Generator Class:</b>		Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #16



**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) CONT.**

VISTA Address*	<b>SAN JUAN HILLS GOLF CLUBHOUSE</b>	VISTA ID#:	4042340
	32120 SAN JUAN CREEK	Distance/Direction:	0.97 MI / SW
	SAN JUAN CAPISTRANO, CA 92675	Plotted as:	Point

Map ID:

**10**

STATE UST - State Underground Storage Tank / SRC# 1612	EPA/Agency ID:	N/A
--	----------------	-----

<b>Agency Address:</b>	SAN JUAN HILLS GOLF CLUBHOUSE 32120 SAN JUAN CREEK SAN JUAN CAPISTRANO, CA 92675		
<b>Underground Tanks:</b>	1		
<b>Aboveground Tanks:</b>	NOT REPORTED		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	U001U	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	UNLEADED GAS	<b>Leak Monitoring:</b>	Agency Code (')
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	BARE STEEL
<b>Tank Size (Units):</b>	2000 (GALLONS)	<b>Tank Material:</b>	FIBERGLASS

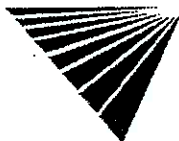
VISTA Address*	<b>LA PATA ROAD GREENWASTE FACILITY</b>	VISTA ID#:	5338246
	31748 LA PATA ROAD	Distance/Direction:	0.98 MI / E
	SAN JUAN CAPISTRANO, CA 92675	Plotted as:	Point

Map ID:

**11**

STATE SWLF - Solid Waste Landfill / SRC# 6544	Agency ID:	30-AB-0364
---	------------	------------

<b>Agency Address:</b>	LA PATA ROAD GREENWASTE FACILITY 31748 LA PATA ROAD SAN JUAN CAPISTRANO, CA COMPOSTING FACILITY		
<b>Facility Type:</b>	ACTIVE		
<b>Facility Status:</b>	NOT REPORTED		
<b>Facility Life:</b>	PERMITTED/LICENSED		
<b>Permit Status:</b>	MIXED WASTE		
<b>Waste:</b>			



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

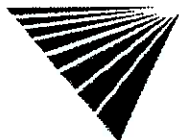
Version 2.6.1

Page #17

**UNMAPPED SITES**

VISTA Address:	SAN JUAN CAPISTRANO LANDFILL NEAR SAN JUAN CREEK 300' N SAN JUAN CAPISTRANO, CA	VISTA ID#:	7448295
WMUDS / SRC# 5857		Agency ID:	9 300005NUR
Agency Address:	SAME AS ABOVE		
Solid Waste Inventory System ID:	NOT REPORTED		
Facility Type:	Not reported		
Facility In State Board Waste Discharger System:	NO		
Chapter 15 Facility:	NO		
Solid Waste Assessment Test Facility:	NO		
Toxic Pits Cleanup Act Facility:	NO		
RCRA Facility:	NO		
Department of Defense Facility:	NO		
Open To Public:	NO		
Number Of Waste Management Units:	1		
Rank:	NOT REPORTED		
Enforcements At Facility:	NO		
Violations At Facility:	NO		

VISTA Address:	PROVINCIAL PROPERTIES DUMP UNKNOWN SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	7431245
WMUDS / SRC# 5857		Agency ID:	9 300002NUR
Agency Address:	SAME AS ABOVE		
Solid Waste Inventory System ID:	NOT REPORTED		
Facility Type:	Not reported		
Facility In State Board Waste Discharger System:	NO		
Chapter 15 Facility:	NO		
Solid Waste Assessment Test Facility:	NO		
Toxic Pits Cleanup Act Facility:	NO		
RCRA Facility:	NO		
Department of Defense Facility:	NO		
Open To Public:	NO		
Number Of Waste Management Units:	1		
Rank:	NOT REPORTED		
Enforcements At Facility:	NO		
Violations At Facility:	NO		



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #18

# UNMAPPED SITES CONT.

VISTA Address*	PROVINCIAL PROPERTIES SAN JUAN CAPISTRANO, CA	VISTA ID#:	6830417
STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	30-CR-0053
Agency Address:		SAME AS ABOVE	
Facility Type:		SOLID WASTE DISPOSAL FACILITY	
Facility Status:		OTHER	
Permit Status:		UNDER REVIEW	

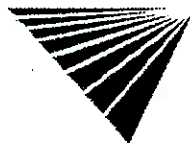
VISTA Address*	LOMAS SAN JUAN MODEL HOME SITE TRACT 10139 SAN JUAN CAPISTRANO, CA 92675	VISTA ID#:	4223107
----------------	--	------------	---------

STATE LUST - State Leaking Underground Storage Tank / SRC# 6351	EPA/Agency ID:	N/A
---	----------------	-----

Agency Address:	SAME AS ABOVE
Facility ID:	9UT197
Leak Date:	04/12/85
Leak Report Date:	04/23/85
Site Assessment Plan Submitted:	04/23/85
Site Assessment Began:	10/30/85
Pollution Characterization Date:	07/14/86
Remediation Plan Date:	09/29/86
Case Closed Date:	12/11/91
Leak Detection Method:	OTHER MEANS
Leak Cause:	UNKNOWN
Leak Source:	UNKNOWN
Substance:	GASOLINE
Remediation Event:	EXCAVATE AND TREAT
Remediation Event:	LEAK STOPPED BY: OTHER MEANS ENFORCEMENT: NONE TAKEN
Remediation Status:	CASE CLOSED
Media Affected:	AQUIFER (MUNICIPAL USE)
Lead Agency:	LOCAL AGENCY (COUNTY)
Description / Comment:	BENEFICIAL: MUNICIPAL GROUNDWATER USE LOCASENUM: 85UT40.BASINNUM:901.27.GWDEPTH: 6.8'

STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
---	----------------	-----

Agency Address:	SAME AS ABOVE
Facility ID:	9UT197
Leak Report Date:	04/23/85
Site Assessment Plan Submitted:	04/23/85
Site Assessment Began:	10/30/85
Pollution Characterization Date:	07/14/86
Remediation Plan Date:	09/29/86
Case Closed Date:	12/11/91
Substance:	GASOLINE
Remediation Event:	EXCAVATE AND TREAT
Remediation Status:	CASE CLOSED
Media Affected:	AQUIFER (MUNICIPAL USE)



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

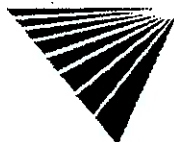
Version 2.6.1

Date of Report: February 2, 2000

Page #19

UNMAPPED SITES CONT.

Lead Agency:	LOCAL AGENCY
Region / District:	SAN DIEGO REGION
Description / Comment:	COUNTY: ORANGEXSTREET: LA NOVIA AVENUE REVIEW DATE:



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #20



# SITE ASSESSMENT PLUS REPORT (ALL DATABASES SEARCHED TO 1 MILE)

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

**NPL**  
**SRC#: 6476** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was November, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 6282** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Calsites Database: Annual Workplan Sites was July, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

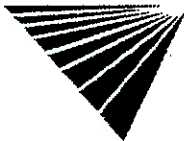
**CORRACTS**  
**SRC#: 6379** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

### B) DATABASES SEARCHED TO 1 MILE

**CERCLIS**  
**SRC#: 6474** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for CERCLIS was October, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #21

**Cal Cerclis**  
**SRC#: 2462**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.**

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.

**NFRAP**  
**SRC#: 6475**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for CERCLIS-NFRAP was October, 1999.**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

**SCL**  
**SRC#: 6281**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was July, 1999.**

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at: .

The CalSites database includes both known and potential sites. Two- thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

**RCRA-TSD**  
**SRC#: 6379**

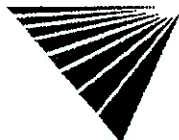
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was September, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

**SWLF**  
**SRC#: 5945**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Los Angeles Landfills was April, 1999.**

This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #22



**SWLF**  
**SRC#: 6544**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.**

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

**Orange**  
**County Landfill**  
**SRC#: 6433**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County Landfills was April, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**WMUDS**  
**SRC#: 5857**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Waste Management Unit Database System (WMUDS) was February, 1999.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

The WMUDS system also accesses information from the following databases from the Waste Discharger System (WDS): Inspections, Violations, and Enforcements. The sites contained in these databases are subject to the California Code of Regulations - Title 23, Waters.

**LUST**  
**SRC#: 5873**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #9-SLIC List was August, 1996.**

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

**LUST RG6**  
**SRC#: 6275**

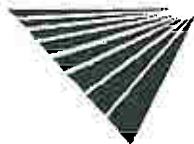
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Lahontan Region LUST List was August, 1999.**

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

**LUST**  
**SRC#: 6277**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Region #8-SLIC List was July, 1999.**

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #23

**LUST RG9**  
**SRC#: 6351**

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #9 Leaking Underground Storage Tank List was August, 1999.

This database is provided by the Regional Water Quality Control Board, Region #9. The agency may be contacted at: 619-467-2980.

**LUST**  
**SRC#: 6540**

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Orange County-Groundwater Cleanup Program was September, 1999.

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**LUST RG8**  
**SRC#: 6542**

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1999.

This database is provided by the Regional Water Quality Control Board, Region #8. The agency may be contacted at: 909-782-4499.

**LUST**  
**SRC#: 6545**

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Lust Information System (LUSTIS) was October, 1999.

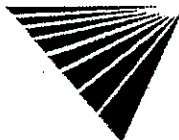
This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

**CORTESE**  
**SRC#: 4840**

VISTA conducts a database search to identify all sites within 1 mile of your property. The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #24

**Deed  
Restrictions  
SRC#: 1703**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Deed Restriction Properties Report was April, 1994.**

This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

**Toxic Pits  
SRC#: 2229**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.**

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

**Water Wells  
SRC#: 5384**

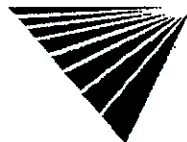
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for USGS WATER WELLS was March, 1998.**

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

**C) DATABASES SEARCHED TO 1 MILE**

**RCRA-Viols/Enf** VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was September, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.



UST's  
SRC#: 1612

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Underground Storage Tank Registrations Database was January, 1994.**

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 5498

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Fullerton Underground Storage Tank List was December, 1998.**

This database is provided by the Fullerton Fire Department. The agency may be contacted at: 714-738-3160; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6239

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Anaheim UST Listing was July, 1999.**

This database is provided by the City of Anaheim. The agency may be contacted at: 714-765-4049; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6243

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for City of Orange Underground Storage Tank List was July, 1999.**

This database is provided by the City of Orange Fire Department. The agency may be contacted at: 714-288-2541; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6355

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Santa Ana City UST List was September, 1999.**

This database is provided by the City of Santa Ana Fire Department. The agency may be contacted at: 714-647-5761; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's  
SRC#: 6438

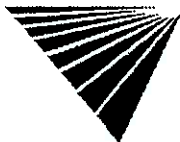
VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County Underground Tank Facilities was October, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's  
SRC#: 5513

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Aboveground Storage Tank Database was December, 1998.**

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Date of Report: February 2, 2000

Version 2.6.1

Page #26

**TRIS**  
**SRC#: 4946**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for TRIS was January, 1998.**

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities( Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

#### **D) DATABASES SEARCHED TO 1 MILE**

**ERNS**  
**SRC#: 6181**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for was August, 1999.**

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

**RCRA-LgGen**  
**SRC#: 6379**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was September, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

**RCRA-SmGen**  
**SRC#: 6379**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for HWDMS/RCRIS was September, 1999.**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

**SPIII**  
**SRC#: 5849**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
**The agency release date for Orange County-Industrial Cleanups was January, 1999.**

This database is provided by the Orange County Health Care Agency. The agency may be contacted at: 714-834-3446.

**End of Report**



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 1200S0021

Version 2.6.1

Date of Report: February 2, 2000

Page #27



# APPENDIX



D

## APPENDIX D

### REFERENCES

1. City of San Juan Capistrano, 949-443-6345.
2. Continental Aerial Photo, Inc., 714-236-9084.
3. Fairchild Aerial Photo Collection, Whittier College, 562-307-4220.
4. California Regional Water Quality Control Board San Diego Region, Water Quality Control Plan for the San Diego Basin (9), dated September 8, 1994.
5. Vista Information Solutions 800-767-0403.
6. United States Geological Survey, Topographic Maps for Cañada Gobernadora and San Juan Capistrano, California Quadrangles, 1968, Photorevised 1988 and 1981, respectively.
7. Geologic Map Of Orange County California, Showing Mines and Mineral Deposits, compiled by P. K. Morton and R. V. Miller, and dated 1981.
8. Santa Margarita Water District, 949-459-6400.
9. County of Orange, Health Care Agency, 714-834-3446.